



THE ALVIN NEWTON APARTMENTS

PERSPECTIVE VIEW - CORNER OF S. BROADWAY AND E. MAIN ST

VICINITY MAP



PROJECT DIRECTORY

OWNER: THE VERNON GROUP
P.O. BOX 4040
SANTA BARBARA, CA 93140
CONTACT: BRAD VERNON
PHONE: (805)-305-0105
EMAIL: BRAD@THEVERNONGROUP.COM

ARCHITECT: RRM DESIGN GROUP
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
CONTACT: BOB TOMASZEWSKI
PHONE: (805)-543-1794
EMAIL: RTOMASZEWSKI@RRMDISIGN.COM

LANDSCAPE ARCHITECT: PLEINAIRE DESIGN GROUP
3203 LIGHTING STREET, SUITE 201
SANTA MARIA, CA 93455
CONTACT: KEVIN SMALL
PHONE: (805)-349-9695
EMAIL: KJSMALL@PLEINAIREIDG.COM

PLANNING: URBAN PLANNING CONCEPTS
2624 AIRPARK DR.
SANTA MARIA, CA 93455
PHONE: (805) 934-5760

CIVIL ENGINEER: BETHEL ENGINEERING
2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
CONTACT: RUSSELL GARRISON P.E.
PHONE: (805) 934-5767
EMAIL: RUSS@DBAENGINEERS.COM

PROJECT ADDRESS: EAST MAIN STREET AND SOUTH BROADWAY
SANTA MARIA, CALIFORNIA 93454

APN: 125-320-050

CODE ANALYSIS

OCCUPANCY: R-2, B (SEPARATED OCCUPANCIES)
TYPE OF CONSTRUCTION: BELOW SECOND FLOOR: I-A (CONC. PODIUM)
ABOVE SECOND FLOOR: III-A
AUTOMATIC SPRINKLER SYSTEM: YES (MIPA 13)

ALLOWABLE BUILDING HEIGHT, STORIES & AREA (CBC TABLES 504.3, 504.4, 506.2)

TYPE	HEIGHT	STORIES	AREA
R-2 OCCUPANCY	75 FEET	5 STORIES	72,000 SF PER STORY
TABLE 504.3 (VA, S W/O AREA)	75 FEET	5 STORIES	72,000 SF PER STORY
TABLE 504.4 (VA, S W/O AREA)	75 FEET	5 STORIES	72,000 SF PER STORY
TABLE 506.2 (VA, SM)	75 FEET	5 STORIES	72,000 SF PER STORY
B	UL FEET	UL STORIES	UL SF PER STORY
TABLE 504.3 (I-A, S W/O AREA)	UL FEET	UL STORIES	UL SF PER STORY
TABLE 504.4 (I-A, S W/O AREA)	UL FEET	UL STORIES	UL SF PER STORY
TABLE 506.2 (I-A, SM)	UL FEET	UL STORIES	UL SF PER STORY

PROPOSED BUILDING HEIGHT, STORIES & AREA

PROPOSED BUILDING HEIGHT: 70'-0"
PROPOSED NUMBER OF STORIES: 6 STORIES ABOVE GRADE
PROPOSED BUILDING AREA: 75,337 SF

OCCUPANCY	AREA	ALLOWABLE	RATIO
01-GROUND FLOOR			
R-2	5762 SF	UL	
	9782 SF		
03-2nd - 5th FLOORS			
R-2	14045 SF	72000 SF	0.195
	66180 SF (4 STORIES)		0.78 (4 STORIES)
04-6TH FLOOR			
R-2	13395 SF	72000 SF	0.186
	13395 SF		
BUILDING TOTAL	75337 SF		0.896

TYPE I-A FIRE-RESISTIVE REQUIREMENTS

CBC TABLE 601	
STRUC. FRAME	3 HOURS
BRG WALLS, INT. & EXT.	3 HOURS
NON-BRG WALLS	0 HOURS
FLOOR CONSTRUCTION	2 HOURS
CBC TABLE 706.5 EXTERIOR WALL RATINGS	
LESS THAN 5'	1 HOUR
5' TO 10'	1 HOUR
10' TO 30'	1 HOUR
OVER 30'	0 HOURS
NOTE: NON-COMBUSTIBLE EXTERIOR AND INTERIOR CONSTRUCTION	

TYPE III-A FIRE-RESISTIVE REQUIREMENTS

CBC TABLE 601	
BRG WALLS, EXT.	2 HOURS
BRG WALLS, INT.	1 HOUR
NON-BRG WALLS	0 HOURS
FLOOR & ROOF CONSTRUCTION	1 HOUR
CBC TABLE 705.5 EXTERIOR WALL RATINGS	
LESS THAN 5'	1 HOUR
5' TO 10'	1 HOUR
10' TO 30'	1 HOUR
OVER 30'	0 HOURS
NOTE: NON-COMBUSTIBLE OR FIRE-TREATED WOOD EXTERIOR WALLS ANY MATERIAL PERMITTED IN CBC INTERIOR CONSTRUCTION	

PROJECT STATISTICS

ZONING: SP-GATEWAY
PARCEL SIZE: 1.8 ACRES (78,408 SF)
AREA OF WORK: 0.62 ACRES (26,820 SF)

BUILDING GROSS AREA

GROUND FLOOR	5,762 SF
SECOND FLOOR	14,045 SF
THIRD FLOOR	14,045 SF
FOURTH FLOOR	14,045 SF
FIFTH FLOOR	14,045 SF
SIXTH FLOOR	13,395 SF
TOTAL	75,337 SF

MAX LOT COVERAGE: NO REQUIREMENT

LANDSCAPE AREA

IMPERVIOUS SURFACE: 4,240 SF
LANDSCAPE AREA PROVIDED: 4,240/26,820=15.8%
MAX. ALLOWED HEIGHT: 70'-0" FT.
MAX. PROPOSED HEIGHT: 85'-0" FT.

YARD SETBACKS

	REQUIRED	PROPOSED
MAIN ST. & BROADWAY - FRONT	0'-0"	0'-8" & 6'-6"
SIDE	5'-0"	193'-0"
REAR	10'-0"	18'-0"

OCCUPANCY TYPES & AREA:

RESIDENTIAL	ENTRY/LOBBY 944 SF (5) STUDIO (536 - 593 SF) (67) 1-BED (540 - 600 SF) (10) 2-BED (955 - 966 SF) (82) TOTAL UNITS
COMMERCIAL	5,760 SF

CONSTRUCTION TYPE: BELOW SECOND FLOOR: I-A (CONC. PODIUM)
ABOVE SECOND FLOOR: III-A

PARKING

RESIDENTIAL PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
STUDIO	0.75 SPACES PER UNIT TYPE (400-600SF) (X) 52 UNITS	39
1 & 2 BEDROOM	1 SPACE PER UNIT (MORE THAN 600 SF) (X) 30 UNITS	30

COMMERCIAL PARKING

NO REQUIREMENT IF WITHIN 700' OF PUBLIC PARKING.
PARKING WITHIN 2'-0" OF BUILDING: 0 SPACES REQUIRED.

PARKING REQUIRED	TOTAL REQUIRED	
PARKING PROVIDED	(4 SURFACE SPACES, 65 IN PARKING STRUCTURE = 69 TOTAL)	69
		69

SHEET INDEX

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PROJECT DESCRIPTION

MIXED USE BUILDING WITH COMMERCIAL USES ON THE GROUND FLOOR AND 5 LEVELS OF RESIDENTIAL UNITS ABOVE THAT INCLUDE STUDIOS, 1 BEDROOMS AND 2 BEDROOM UNITS. A ROOF DECK FOR RESIDENTS IS PROPOSED. ACCESS TO RESIDENT PARKING WILL BE PROVIDED VIA ACCESS FROM THE 2ND FLOOR. MEMORIAL PLAZA LOCATED TO THE SOUTH OF THE PROPOSED BUILDING. DESIGN OF THE MEMORIAL ITEMS ARE IN THE PROCESS WITH THE FIREFIGHTERS MEMORIAL COMMITTEE AND THE CITY OF SANTA MARIA.



TITLE SHEET

THE ALVIN NEWTON APARTMENTS

4 AUGUST 2023

2121-02-CU21



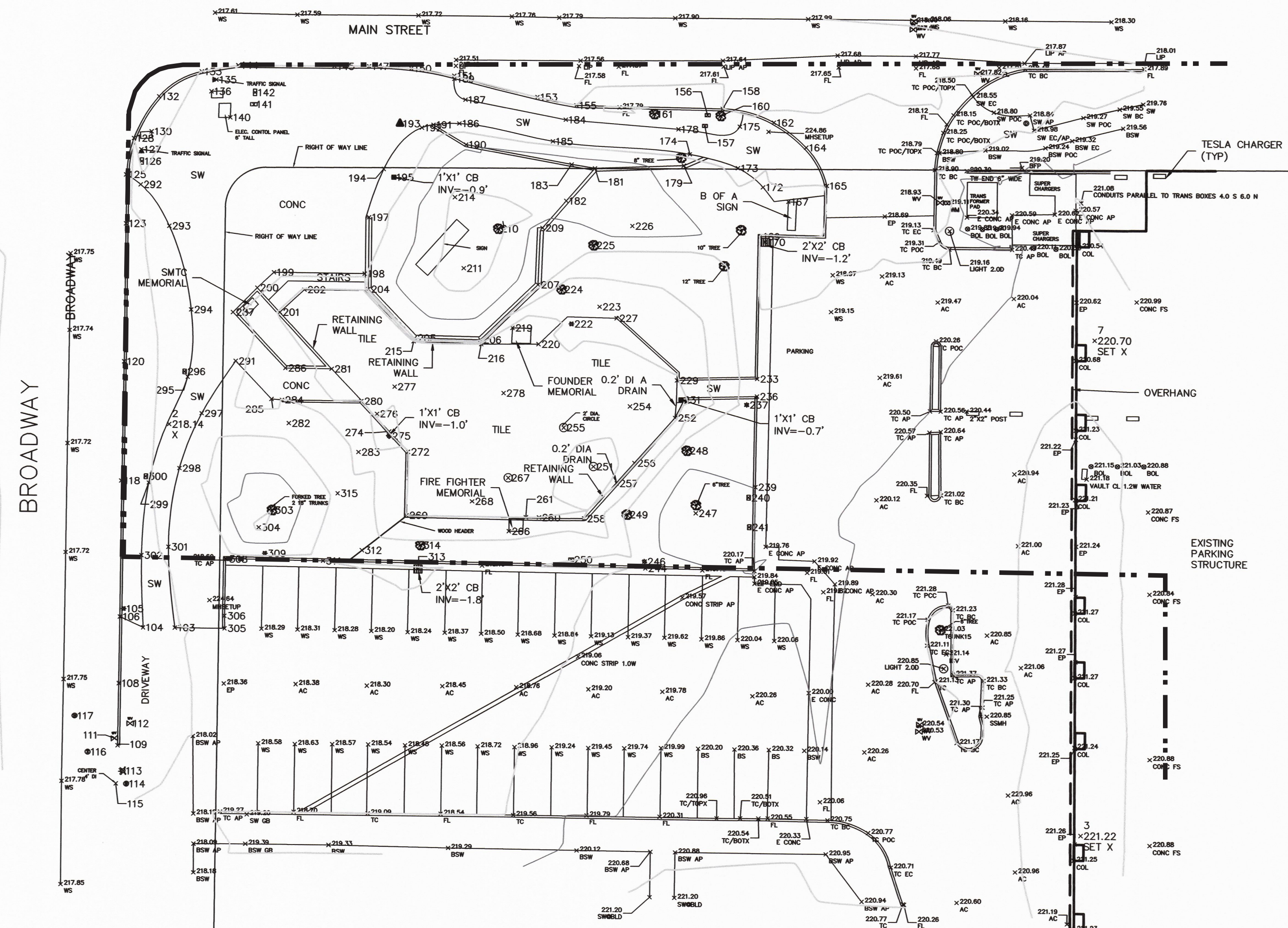
MAIN STREET

5
x219.18
SET X

MAP SYMBOLS

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER
- CATCH BASIN OR OTHER STRUCTURE AS NOTED

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.



ABBREVIATIONS

AC	ASPHALT	HW	HEADWALL
AP	ANGLE POINT	ICV	IRRIGATION VALVE
BC	BEGIN CURVE	INV	INVERT ELEVATION
BLD	BUILDING	JP	JOINT POLE
BOL	BOLLARD	MKR	MARKER
BSW	BACK OF SIDE WALK	MSTRIP	MONOSTRIP
CB	CATCH BASIN	OHW	OVERHEAD WIRES
CF	CURB FACE	PB	PULL BOX
CL	CHAIN LINK FENCE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PST	POST
CO	CLEAN OUT(SEWER)	PVC	PLASTIC PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RR	RAILROAD
DIA	DIAMETER	RW	RIGHT OF WAY
DWY	DRIVEWAY	SD	STORM DRAIN
EC	END OF CURVE	SL	STREET LIGHT
ELEC	ELECTRIC	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS	SSMH	SANITARY SEWER MANHOLE
EXIST	EXISTING	TC	TOP OF CURB
FF	FINISH FLOOR	TELE	TELEPHONE
FG	FINISH GRADE	THRESH	THRESHOLD
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FS	FINISH SURFACE	WM	WATER METER
GB	GRADE BREAK	WS	WHITE STRIPE
GM	GAS METER	WV	WATER VALVE
GND	GROUND		

NOTE: ABBREVIATIONS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

BENCHMARK

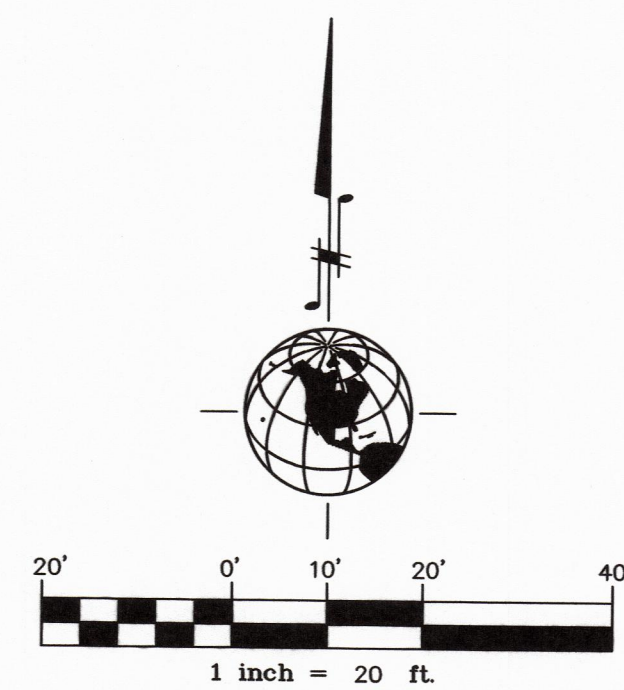
THE BENCHMARK FOR THIS SURVEY IS THE TOP OF A CHISELED X ON THE TOP OF CURB AT THE SOUTHERLY CURB RETURN ON THE SOUTHWEST CORNER OF BROADWAY AND MAIN STREET. THE X IS CITY BENCHMARK B 15.27 WITH AN ELEVATION OF 217.14.

SURVEYOR'S NOTES

- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE, OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. FARGEN SURVEYS INC. WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT RECORD DATA SHOWN ON TRACT MAP 5561, BOOK 46, PAGE 23 TO 27 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND ARE FOR REFERENCE ONLY. THEY DO NOT REPRESENT A BOUNDARY SURVEY.
- SOME POINTS HAVE BEEN PLACED ON A FROZEN LAYER FOR CLARITY.

TOPOGRAPHIC MAP

SE CORNER MAIN AND BROADWAY
SANTA MARIA, CA




SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT SAID SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES. THE CONTOURS ARE COMPUTER GENERATED.

Marshall D. Fargen
MARSHALL D. FARGEN L.S. 8962 DATE 11-3-2021





2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: OCTOBER 2021

MAIN AND BROADWAY TOPO.DWG
JOB: 21163 SHEET 1 OF 1



EAST MAIN STREET

202' - 0 7/8"

116' - 3 105/256"

N 89D 37' 05" E 399.57'

BROADWAY

SECTION B

N 00D 09' 3" E 187.36'

87' - 6"

6' - 6"

PATIO SEATING

RESTROOM 144 SF

RESTROOM 128 SF

STAIRS 153 SF

COMMERCIAL 5400 SF

TRASH ROOM 223 SF

ELEV. RM 62 SF

BIKE STORAGE 126 SF

ADA PARKING

RESIDENTIAL LOBBY 333 SF

ADA PARKING

MEMORIAL PLAZA

LINE OF UNITS ABOVE

SECTION A

EXISTING ENTRY DRIVE

EXISTING DRIVE AISLE

STRUCTURE FOR BUILDING ABOVE

EXISTING TRANSFORMER
EXISTING TESLA TRANSFORMERS
LINE OF EXISTING PARKING STRUCTURE

STRUCTURE FOR BUILDING ABOVE

PARKING STRUCTURE FOR BUILDING ABOVE

SECTION B

LINE OF EXISTING PARKING STRUCTURE

NEW EXITING STAIR

CROSSWALK

TRASH ENCLOSURE

LINE OF EXISTING PARKING STRUCTURE

EXISTING DRIVE AISLE

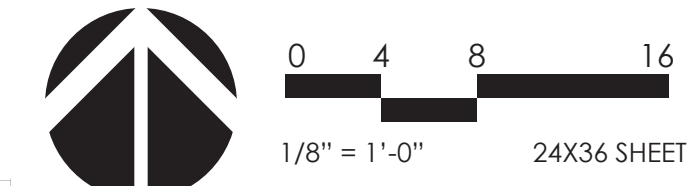
SECTION A

DRIVE AISLE

LINE OF EXISTING PARKING STRUCTURE

EXISTING PARKING

EXISTING DRIVE AISLE



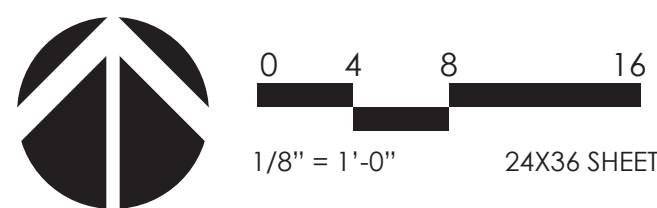
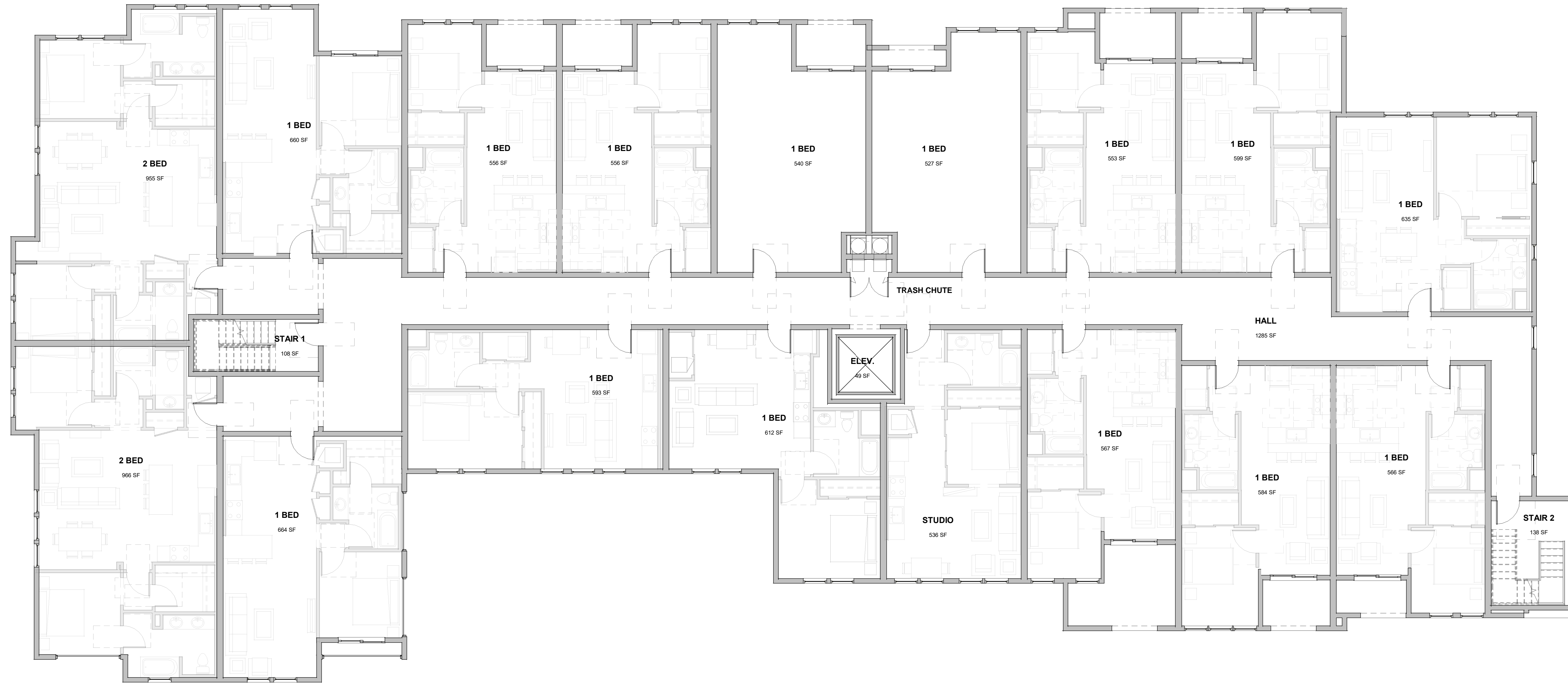
GROUND FLOOR PLAN

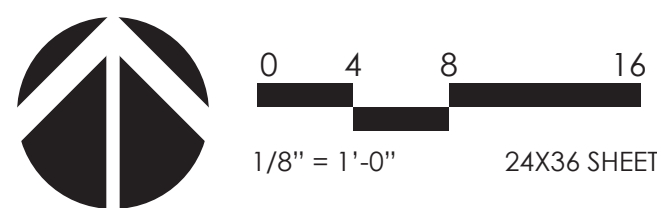
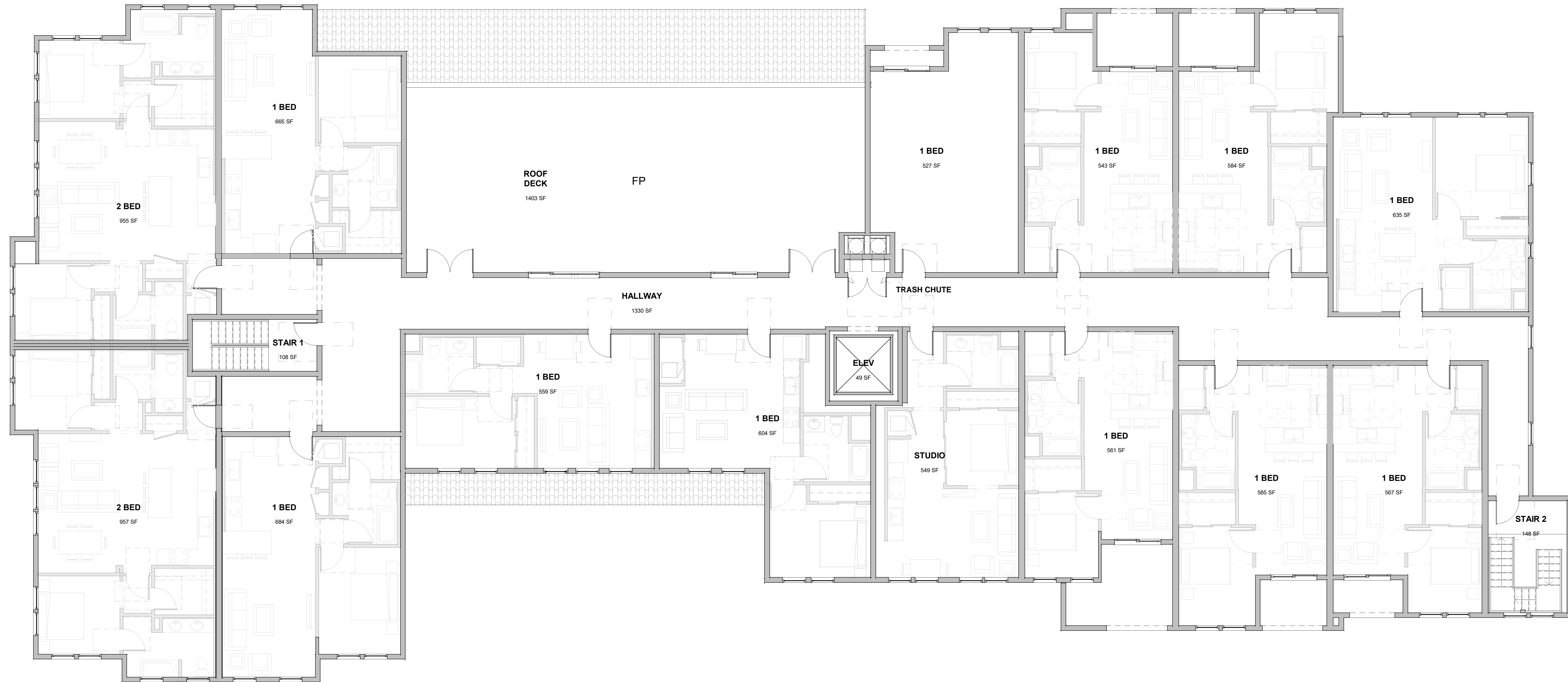
THE ALVIN NEWTON APARTMENTS

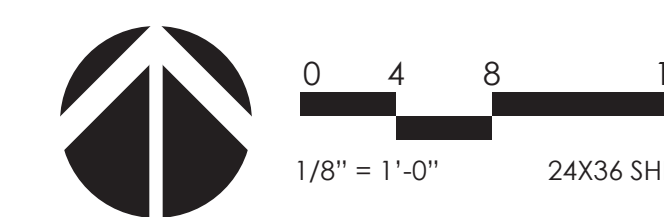
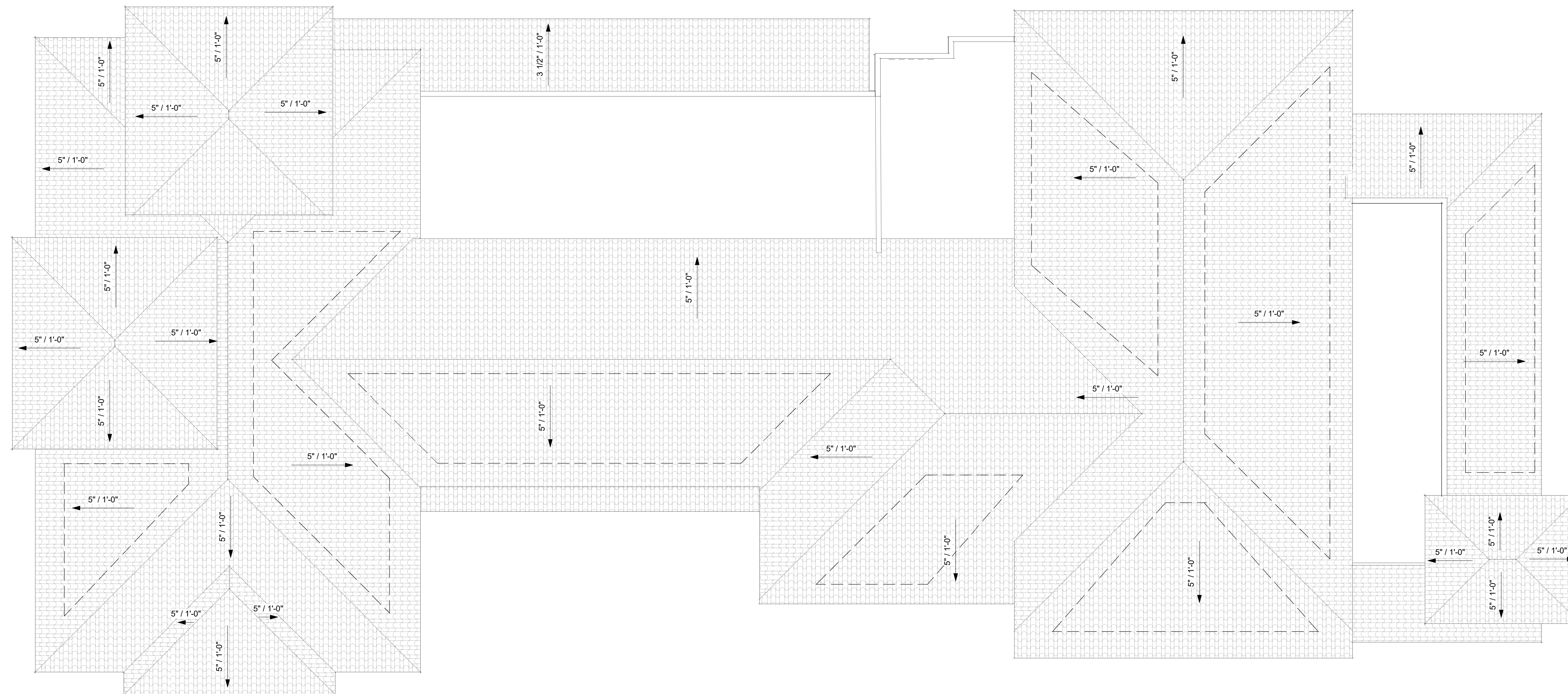
4 AUGUST 2023

2121-02-CU21

A4

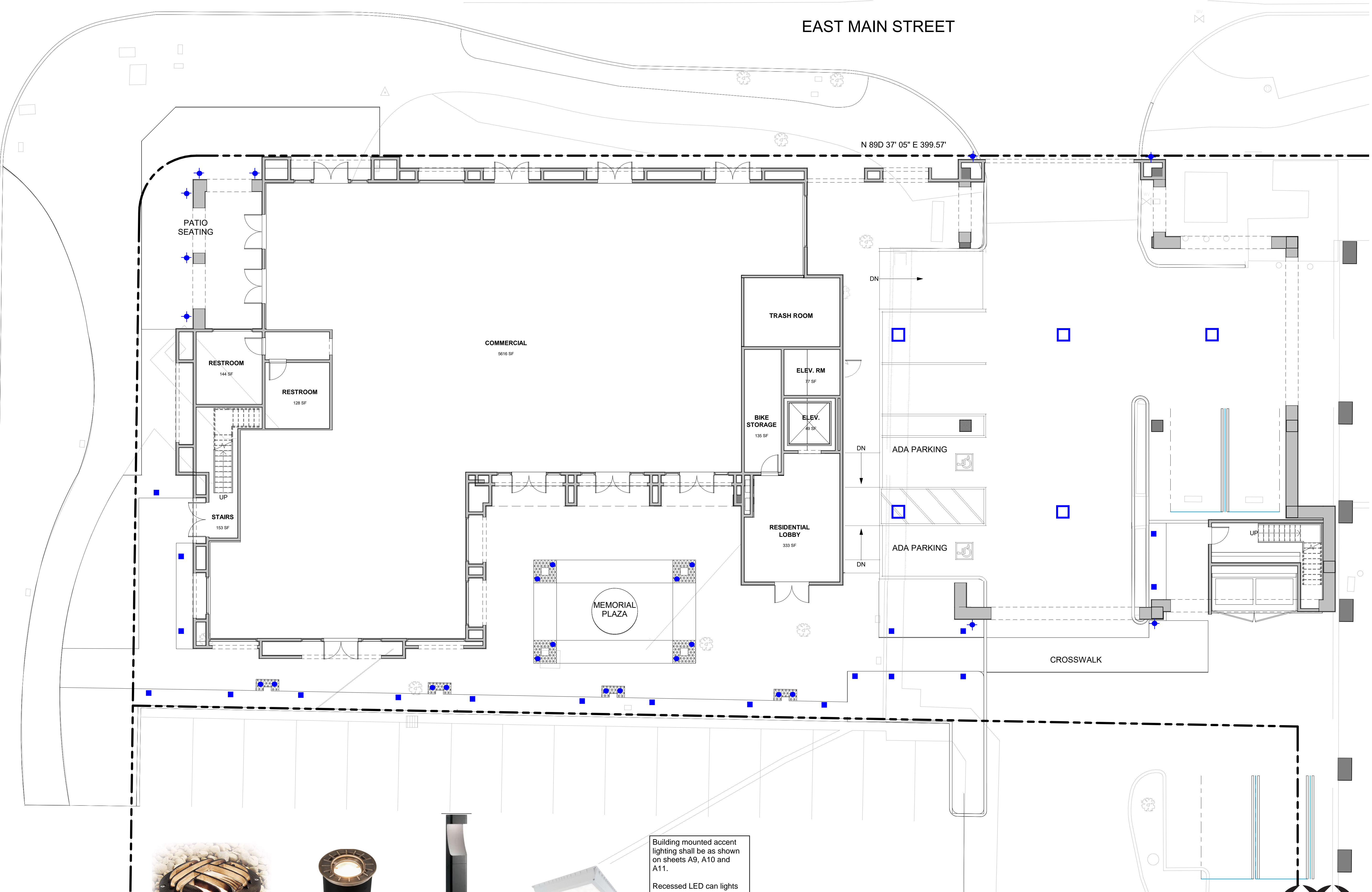






EAST MAIN STREET

BROADWAY



A Bronze LED Landscape Well Light with louvre guard



B Brass LED Landscape Well light



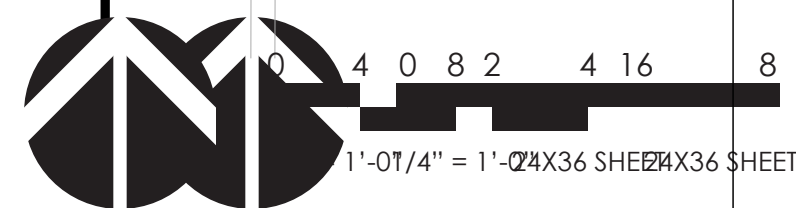
C LED Bollard Pathway light



D LED Surface Mounted Soffit light

Building mounted accent lighting shall be as shown on sheets A9, A10 and A11.
Recessed LED can lights shall be located over every door in arch and at covered area at corner of Main and Broadway

E Entry and Building lighting





1 FRONT (NORTH) ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)

SURROUND

DECORATIVE SIGNING

METAL STOREFRONT FRAMING

STEPPED STUCCO CORBEL

FABRIC AWNINGS

PRE CAST CONCRETE SURROUND

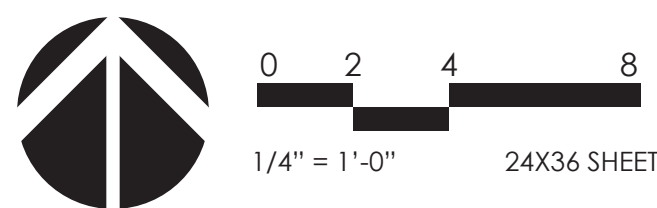
DECORATIVE TILE WAINSCOTT

METAL SPANDREL

DECORATIVE WROUGHT IRON RAILING

DECORATIVE WALL SCONCES

DECORATIVE SIGNAGE





1 **RIGHT (WEST) ELEVATION**
1/16" = 1'-0" (24 X 36 SHEET)



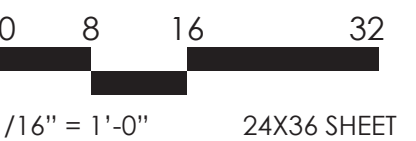
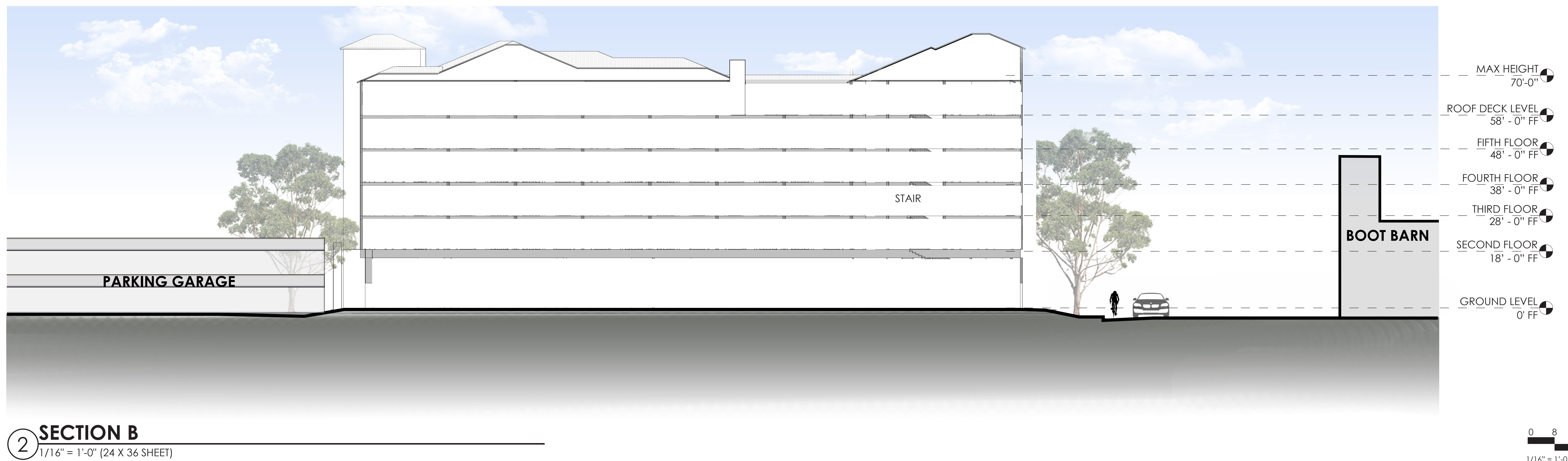
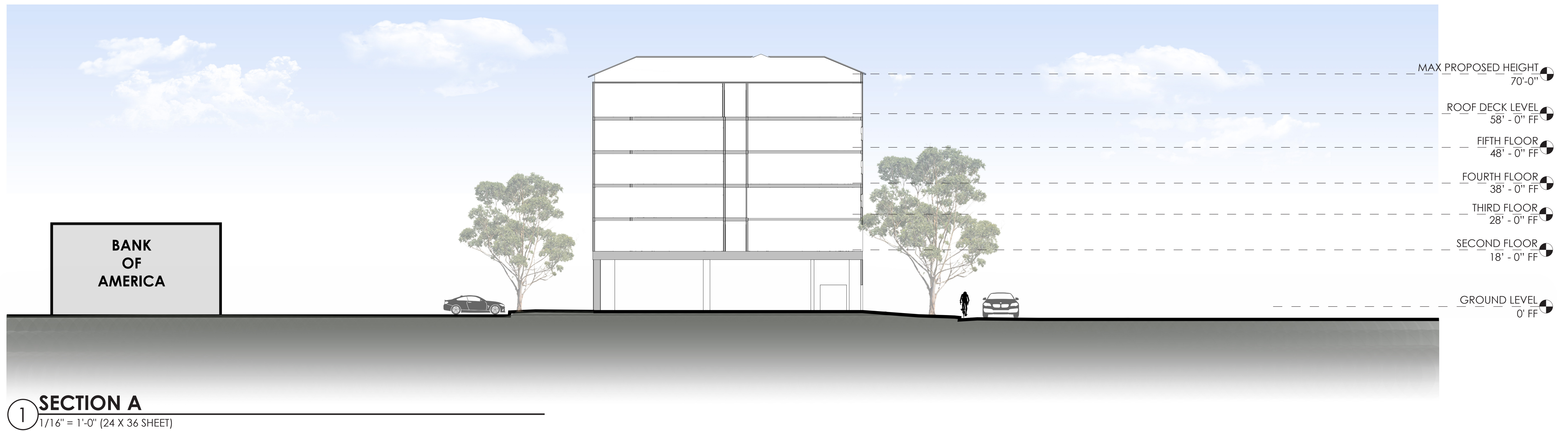
2 **LEFT (EAST) ELEVATION**
1/16" = 1'-0" (24 X 36 SHEET)

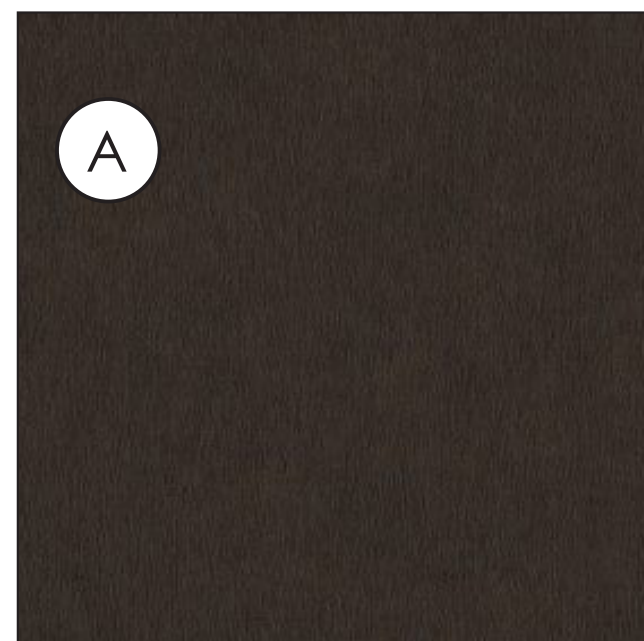
0 2 4 8
1/4" = 1'-0" 24X36 SHEET



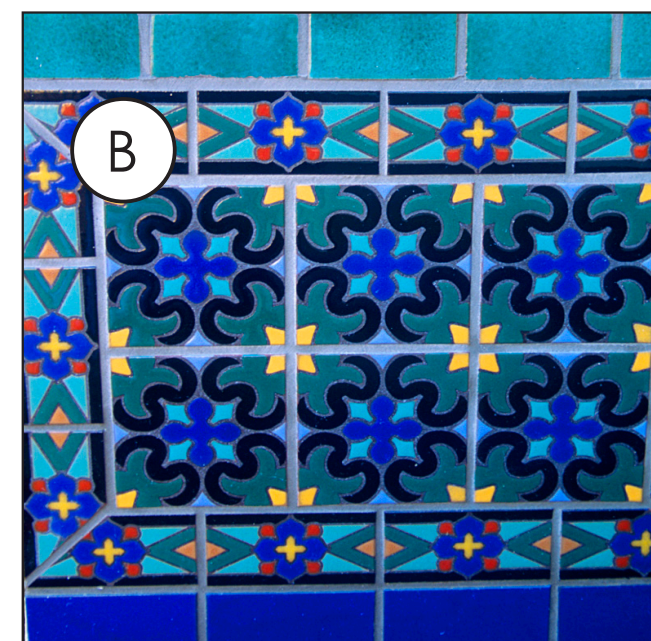
1 REAR (SOUTH) ELEVATION
1/16" = 1'-0" (24 X 36 SHEET)

0 2 4 8
1/4" = 1'-0" 24X36 SHEET

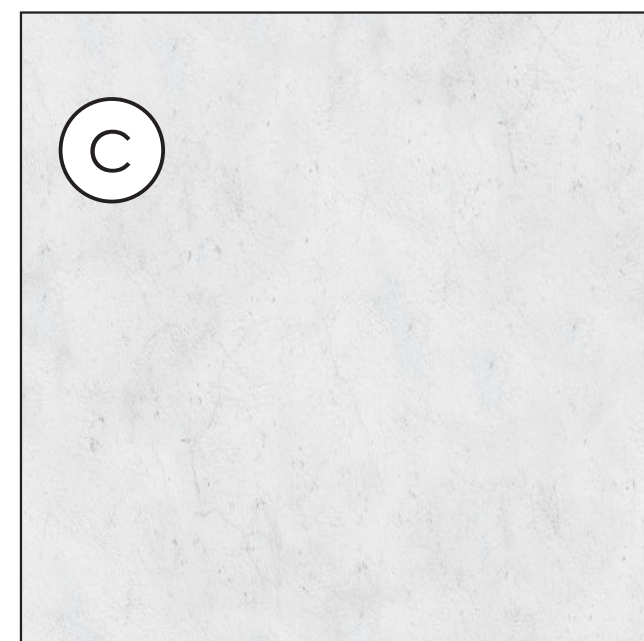




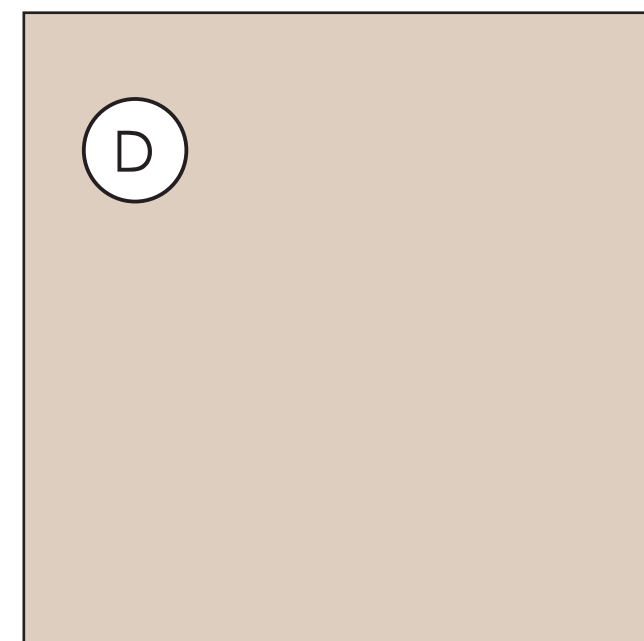
A
METAL PANEL
DARK BRONZE



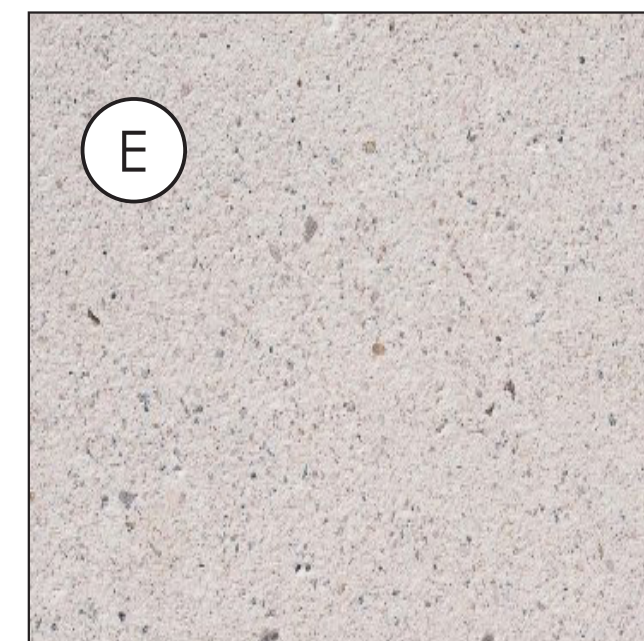
B
ACCENT TILE
SPANISH DECORATIVE TILE



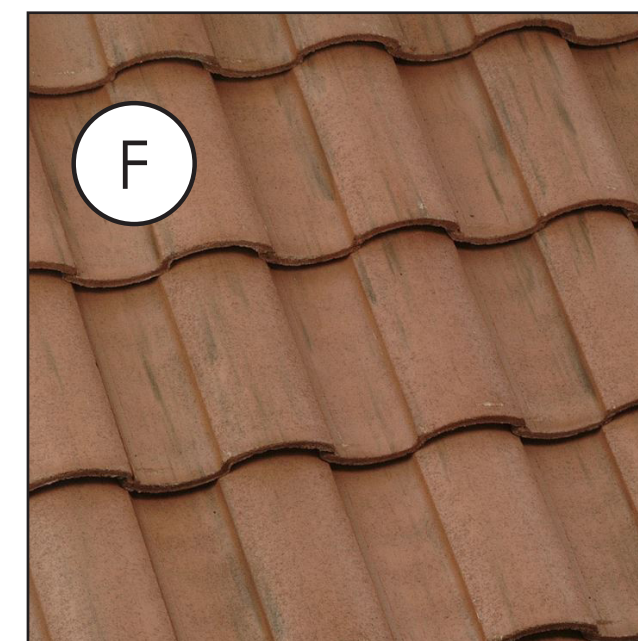
C
STUCCO 1
SHERWIN WILLIAMS SW 9544
DASHING



D
STUCCO 2
LAHABRA STUCCO
INTEGRAL COLOR - CLAY



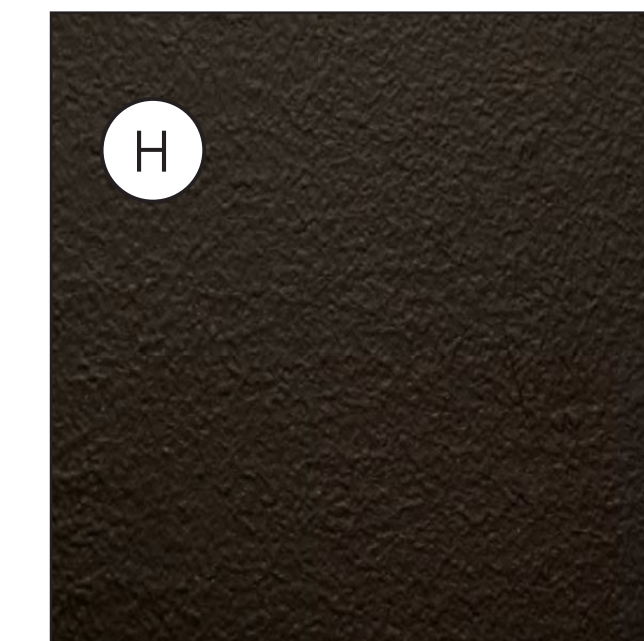
E
ARCHITECTURAL PRECAST
CDI OR EQUAL
GOLDEN TONE - LIMESTONE FINISH



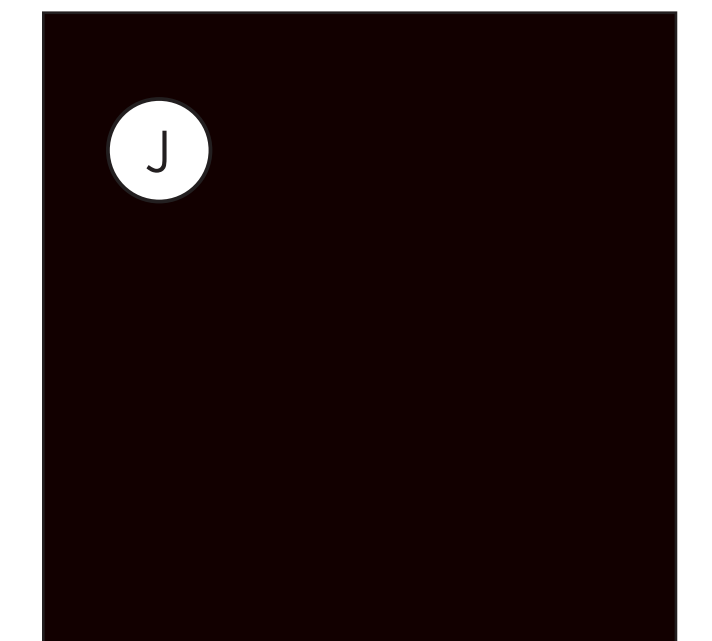
F
ROOF TILE
EAGLE ROOFING
CAPISTRANO VALENCIA



G
SPANISH LIGHT
SCONCE EXTERIOR LIGHT FIXTURE



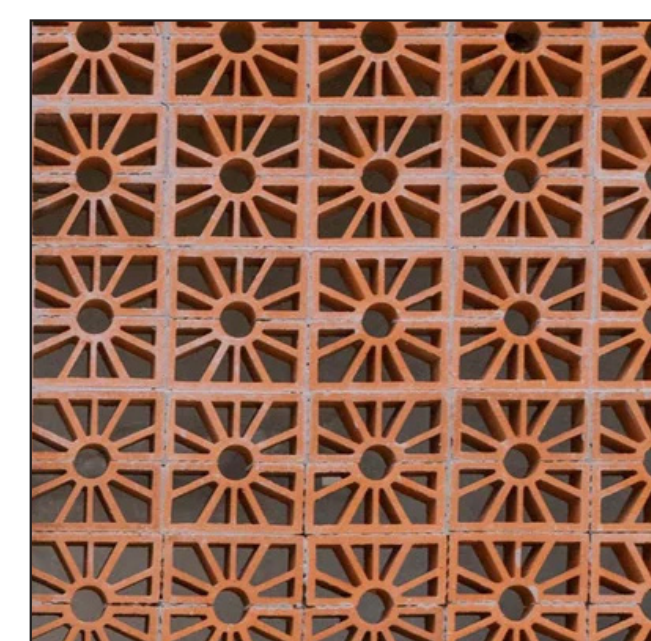
H
RAILING
WROUGHT IRON
SATIN BLACK



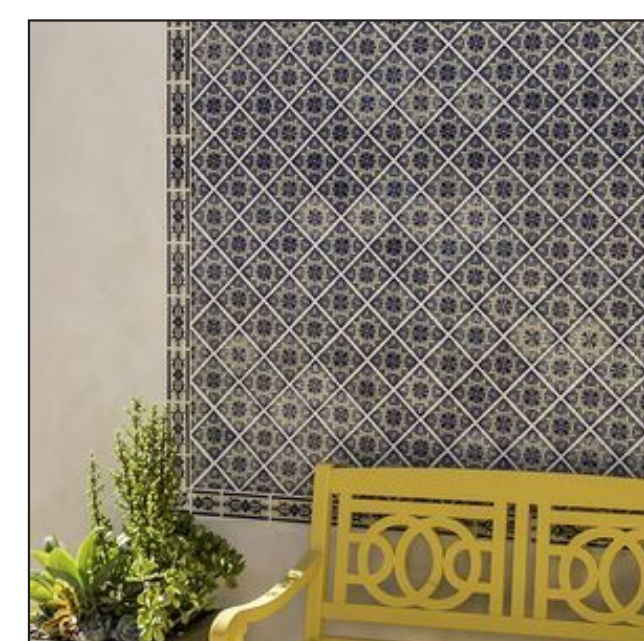
J
WINDOWS
MILGARD TUSCANY SERIES
BRONZE



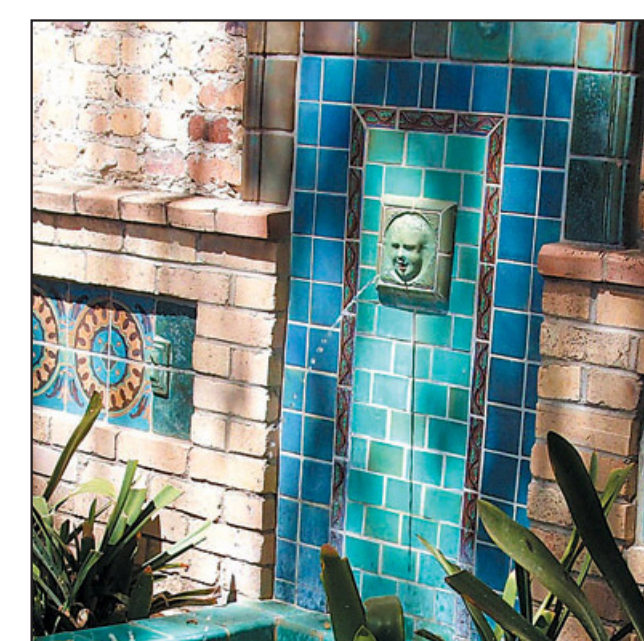
SURROUND
PRE-CAST CONCRETE



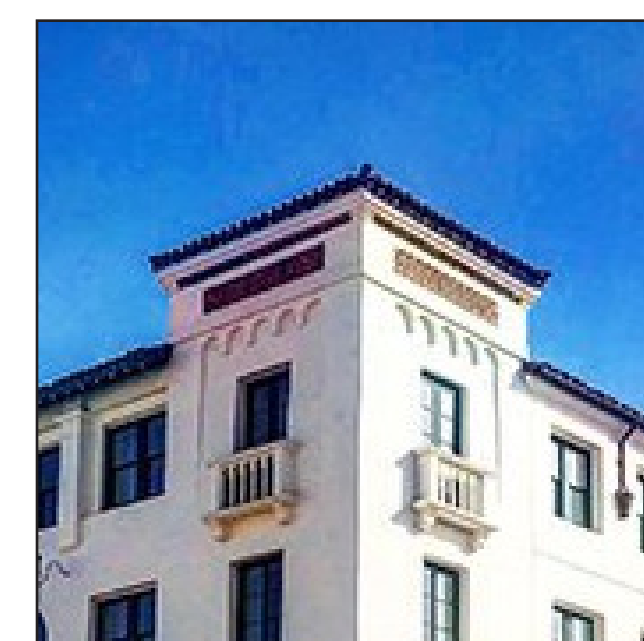
DECORATIVE PANEL
SPANISH DECORATIVE TERRA COTTA



TILE WAINSCOTT
SPANISH DECORATIVE TILE



TILE WAINSCOTT
SPANISH DECORATIVE TILE



TERRA COTTA WALL PANEL
TERRA COTTA PANEL

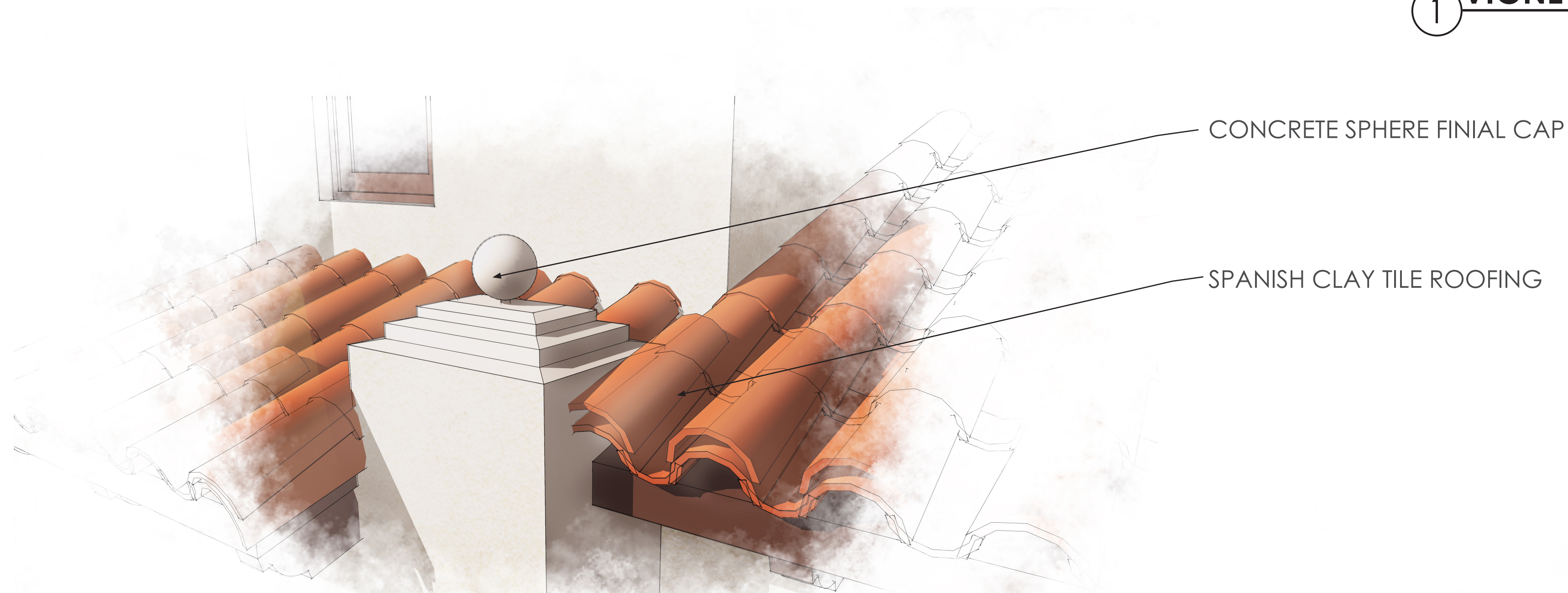






WROUGHT IRON JULLIETTE BALCONY

① VIGNETTE DESCRIPTION



CONCRETE SPHERE FINIAL CAP

SPANISH CLAY TILE ROOFING

② VIGNETTE DESCRIPTION



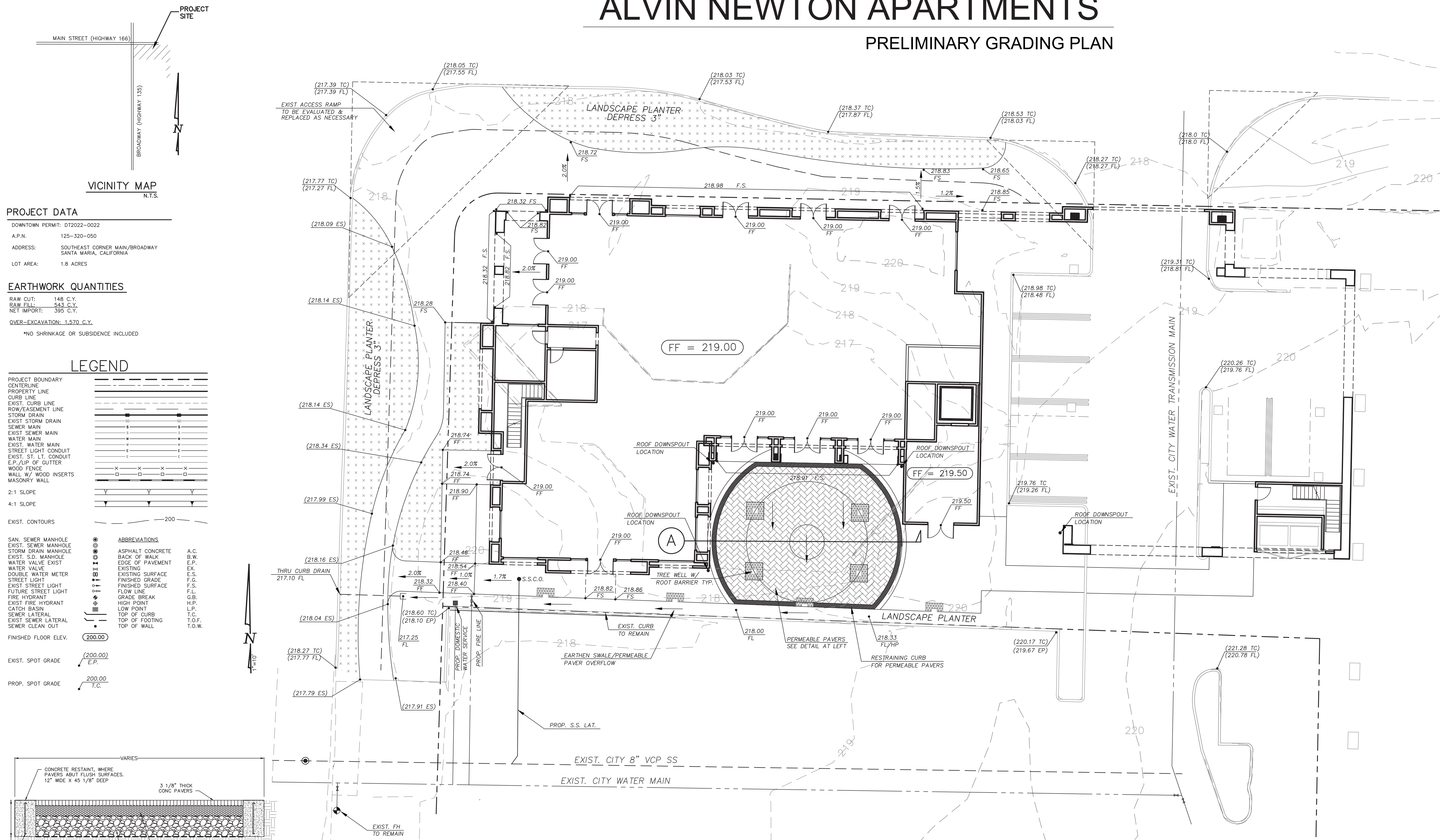
EXPOSED FASCIA

IRON CROSS OVER STUCCO RELIEF

③ VIGNETTE DESCRIPTION

ALVIN NEWTON APARTMENTS

PRELIMINARY GRADING PLAN



PROJECT DATA
 DOWNTOWN PERMIT: DT2022-0022
 A.P.N. 125-320-050
 ADDRESS: SOUTHEAST CORNER MAIN/BROADWAY
 SANTA MARIA, CALIFORNIA
 LOT AREA: 1.8 ACRES

EARTHWORK QUANTITIES
 RAW CUT: 148 C.Y.
 RAW FILL: 543 C.Y.
 NET IMPORT: 395 C.Y.
 OVER-EXCAVATION: 1,570 C.Y.
 *NO SHRINKAGE OR SUBSIDENCE INCLUDED

LEGEND

PROJECT BOUNDARY
 CENTERLINE
 PROPERTY LINE
 CURB LINE
 EXIST. CURB LINE
 ROW/EASEMENT LINE
 STORM DRAIN
 EXIST. STORM DRAIN
 SEWER MAIN
 EXIST. SEWER MAIN
 WATER MAIN
 EXIST. WATER MAIN
 STREET LIGHT CONDUIT
 EXIST. ST. LIT. CONDUIT
 E.P./LIP OF GUTTER
 WOOD FENCE
 WALL W/ WOOD INSERTS
 MASONRY WALL

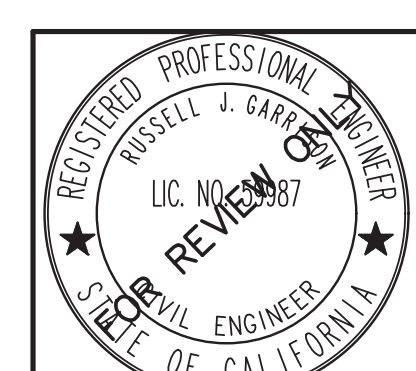
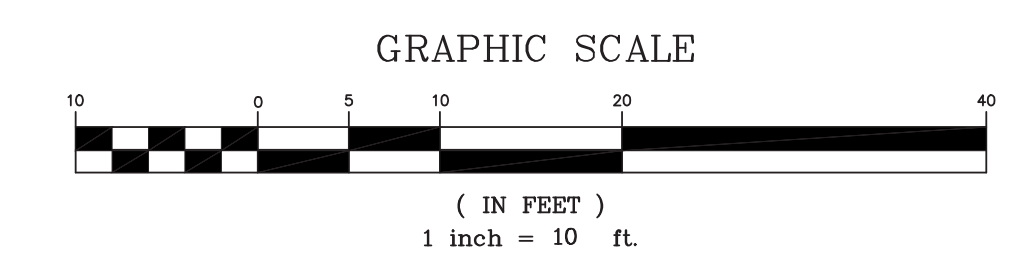
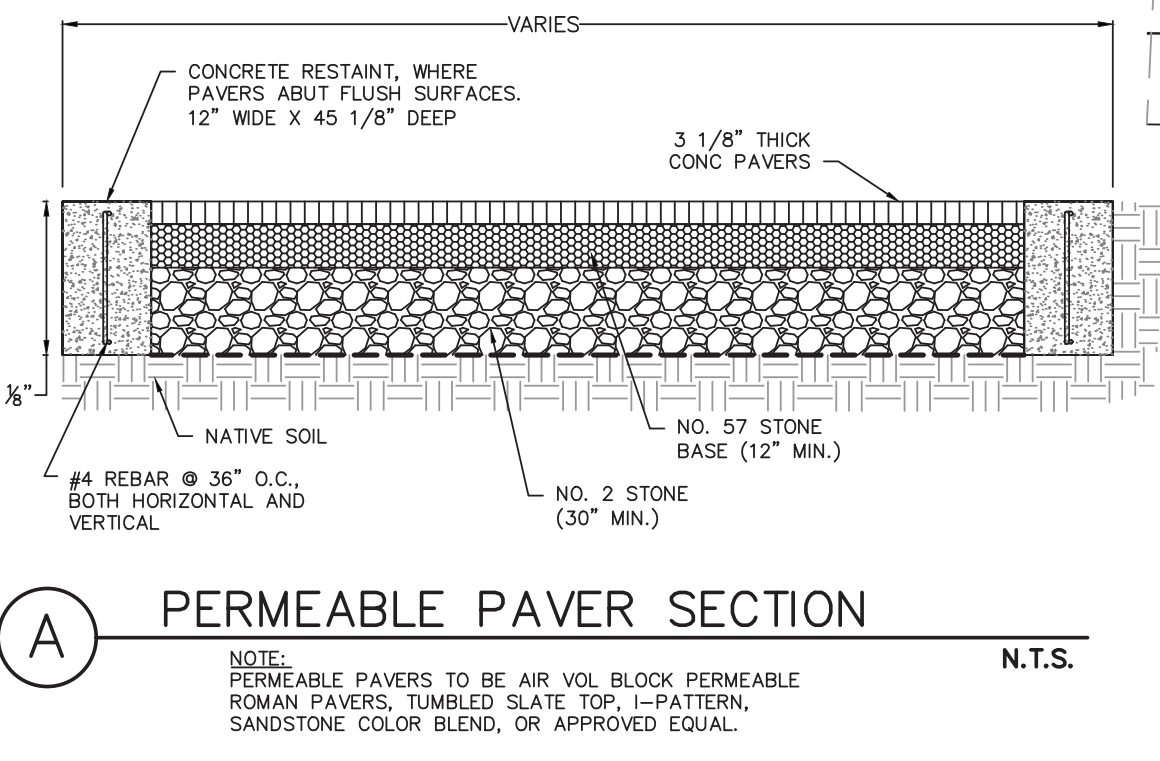
2:1 SLOPE
 4:1 SLOPE

EXIST. CONTOURS

SAN. SEWER MANHOLE
 EXIST. SEWER MANHOLE
 STORM DRAIN MANHOLE
 EXIST. S.D. MANHOLE
 WATER VALVE
 EXIST. WATER VALVE
 DOUBLE WATER METER
 STREET LIGHT
 EXIST. STREET LIGHT
 FUTURE STREET LIGHT
 FIRE HYDRANT
 EXIST. FIRE HYDRANT
 CATCH BASIN
 SEWER LATERAL
 EXIST. SEWER LATERAL
 SEWER CLEAN OUT

FINISHED FLOOR ELEV. (200.00)
 EXIST. SPOT GRADE (200.00) E.P.
 PROP. SPOT GRADE (200.00) T.C.

ABBREVIATIONS
 ASPHALT CONCRETE A.C.
 BACK OF WALK B.W.
 EDGE OF PAVEMENT E.P.
 EXISTING EX.
 EXISTING SURFACE E.S.
 FINISHED GRADE F.G.
 FINISHED SURFACE F.S.
 FLOW LINE F.L.
 GRADE BREAK G.B.
 HIGH POINT H.P.
 LOW POINT L.P.
 TOP OF CURB T.C.
 TOP OF FOOTING T.O.F.
 TOP OF WALL T.O.W.



REVISIONS				
LETTER	DATE	BY	APPROVED	REVISION

CITY OF SANTA MARIA		5/24/2023
SCALE AS NOTED	DATE	DRAWN BY: R.J.G.
ALVIN NEWTON APARTMENTS CITY OF SANTA MARIA PRELIMINARY GRADING PLAN		CHECKED BY: R.J.G.
		DATE: MAY 2023
		SHEET 1 OF 1
		REFERENCES
		FILE NUMBER



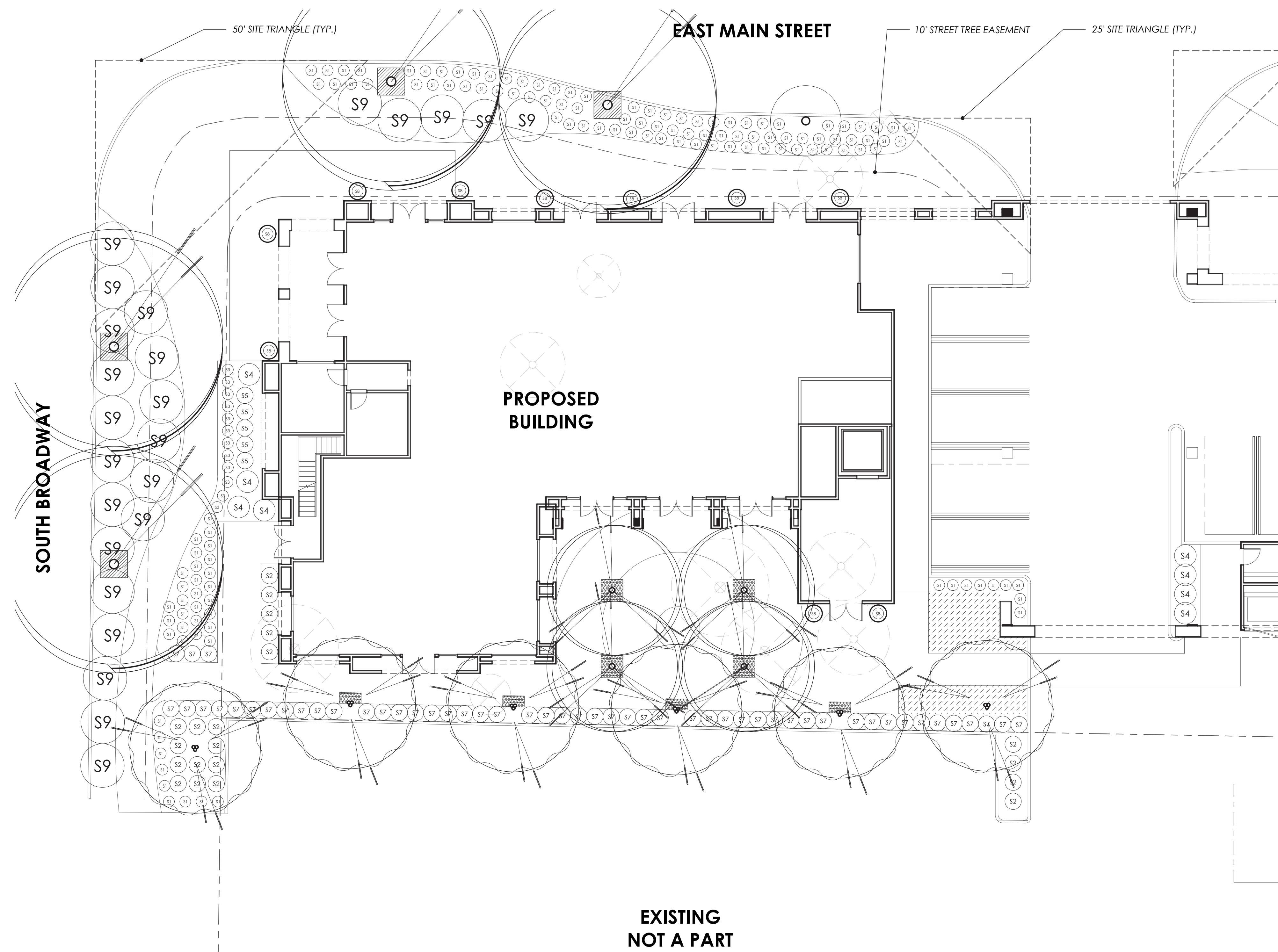
PRELIMINARY GRADING PLAN

THE ALVIN NEWTON APARTMENTS

4 AUGUST 2023

2121-02-CU21



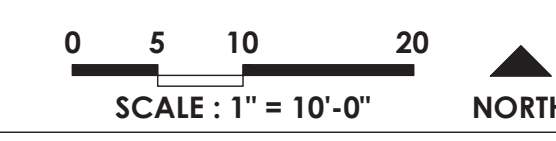


EXISTING
NOT A PART

PLANTING PLAN - GROUND FLOOR

GENERAL NOTES

- MINIMUM PLANT SIZES: STREET TREES (24"BOX), SITE TREES (15 GAL.), SHRUBS (1 GAL.), GROUNDCOVER (FLATS)
- IRRIGATION SYSTEM TO BE INSTALLED AS A PART OF SITE CONSTRUCTION. SYSTEM SHALL BE UNDERGROUND, AUTOMATIC WITH POP-UP SPRAY HEADS, "SMART" CONTROLLER AND AUTOMATIC RAIN SHUTOFF. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUNOFF.
- POINT OF CONNECTION FOR WATER SUPPLY, SHALL BE BY A NEW LANDSCAPE SUB METER.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE CITY OF SANTA MARIA OR STATE OF CALIFORNIA MODEL WATER CONSERVATION ORDINANCE.
- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER THE CITY OF SANTA MARIA STANDARDS AND CODES.
- FOR SITE WORK, ARCHITECTURAL, AND GRADING/DRAINAGE INFORMATION SEE PLANS BY OTHERS.
- ALL AREAS BEYOND THE AREA OF WORK THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RETURNED TO ORIGINAL CONDITION.
- DRAWINGS ARE FOR DESIGN AND REVIEW PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- TREES PLANTED IN AN AREA LESS THAN 8' WIDE SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER TO PROTECT AGAINST HARDSCAPE DAMAGE.
- ALL STREET TREES ARE TO BE SELECTED FROM THE CITY OF SANTA MARIA APPROVED TREE LIST
- ALL CITY STREET TREES TO BE 24" BOX, HAVE A CALIPER AT SOIL LEVEL OF 1.5 INCHES, AND BE ABOUT 8 FEET TALL ONCE PLANTED..
- THE FINAL LOCATIONS OF STREET TREES SHALL BE DETERMINED ON-SITE BY THE SPECIAL DISTRICTS SUPERVISOR. TWENTY-FOUR HOUR NOTICE IS REQUIRED FOR INSPECTION PRIOR TO PLANTING, 805.925.0951 x 2346. INSTALLATION SHALL BE IN ACCORDANCE WITH RECREATION AND PARKS DEPARTMENT SPECIFICATIONS.



PLANT LEGEND

TREES

SYMBOL	NAME
T1	CITRUS SPP.
T2	JACARANDA MIMOSIFOLIA 'SAKAI01' DWARF BLUE JACARANDA
T3	ROBINIA 'PURPLE ROBE' PURPLE ROBE LOCUST
T4	GLEDITSIA TRIACANTHOS VAR. INERMIS THORNLESS HONEY LOCUST
T5	EXISTING TREE TO REMAIN
T6	EXISTING TREE TO BE REMOVED

STREET TREES

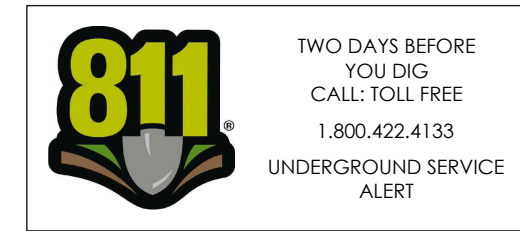
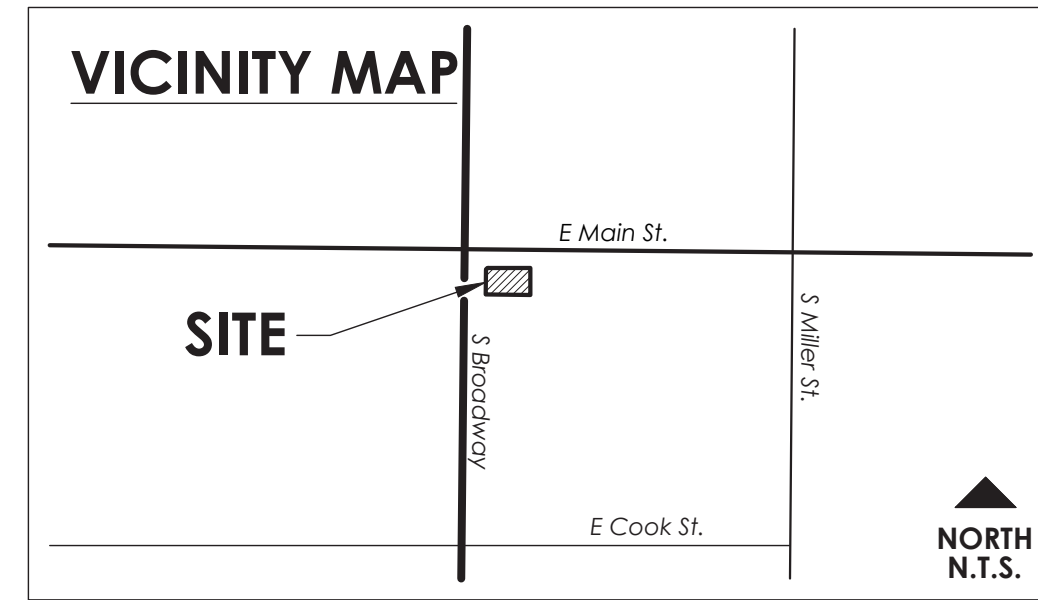
SYMBOL	NAME
ST1	ZELKOVA SERRATA SAWLEAF ZELKOVA

SHRUBS

SYMBOL	NAME
S1	CAREX DIVULSA BERKELEY SEDGE
S2	DIETES GRANDIFLORA FORTNIGHT LILY
S3	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
S4	NANDINA DOMESTICA HEAVENLY BAMBOO
S5	ROSA 'KORBIN' ICEBERG ROSE
S6	TEUCRIUM CHAMAEDRY'S WALL GERMANDER
S7	WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
S8	LIRIOPE MUSCARI BLUE LILY TURF
S9	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM

GROUNDCOVERS

SYMBOL	NAME
G1	PHYLA NODIFLORA KURAPIA



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**DOWNTOWN
SANTA MARIA LOT 3**

201 TOWN CENTER EAST // SANTA MARIA, CALIFORNIA 93458

REVISION DATE

SHEET TITLE

**PLANTING PLAN -
GROUND FLOOR**

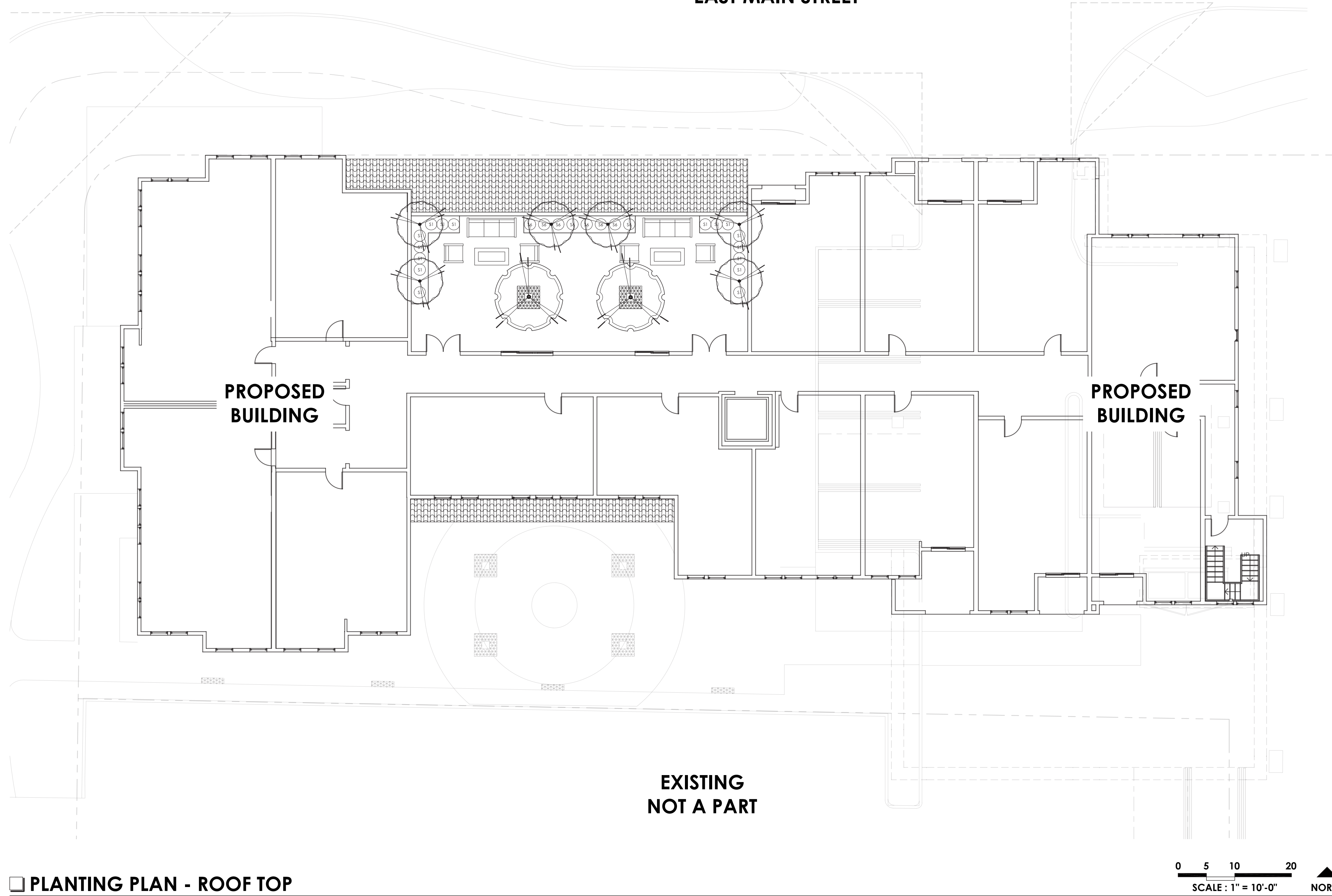
OWNER Vernor Construction Inc.
P.O. Box 4040
Santa Barbara, California 93140

DATE 2023.05.19
PROJECT NO. 22263
SHEET NO.

L-3.0

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EAST MAIN STREET



□ PLANTING PLAN - ROOF TOP

PLANT LEGEND

TREES	
SYMBOL	NAME
	T1 CITRUS SPP. CITRUS SPP.
	T2 JACARANDA MIMOSIFOLIA 'SAKAI01' DWARF BLUE JACARANDA
	T3 ROBINIA 'PURPLE ROBE' PURPLE ROBE LOCUST
	T4 GLEDITSIA TRIACANTHOS VAR. INERMIS THORNLESS HONEY LOCUST
	T5 EXISTING TREE TO REMAIN
	T6 EXISTING TREE TO BE REMOVED

STREET TREES	
SYMBOL	NAME
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA

SHRUBS	
SYMBOL	NAME
	S1 CAREX DIVULSA BERKELEY SEDGE
	S2 DIETES GRANDIFLORA FORTNIGHT LILY
	S3 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER
	S4 NANDINA DOMESTICA HEAVENLY BAMBOO
	S5 ROSA 'KORBIN' ICEBERG ROSE
	S6 TEUCRIUM CHAMAEDRYD WALL GERMANDER
	S7 WESTRINGIA FRUTICOSA GREY BOX DWARF COAST ROSEMARY
	S8 LIRIOPE MUSCARI BLUE LILY TURF
	S9 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM

GROUNDCOVERS	
SYMBOL	NAME
	G1 PHYLLOPODIA KURAPIA

PLEINAIRE
DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com

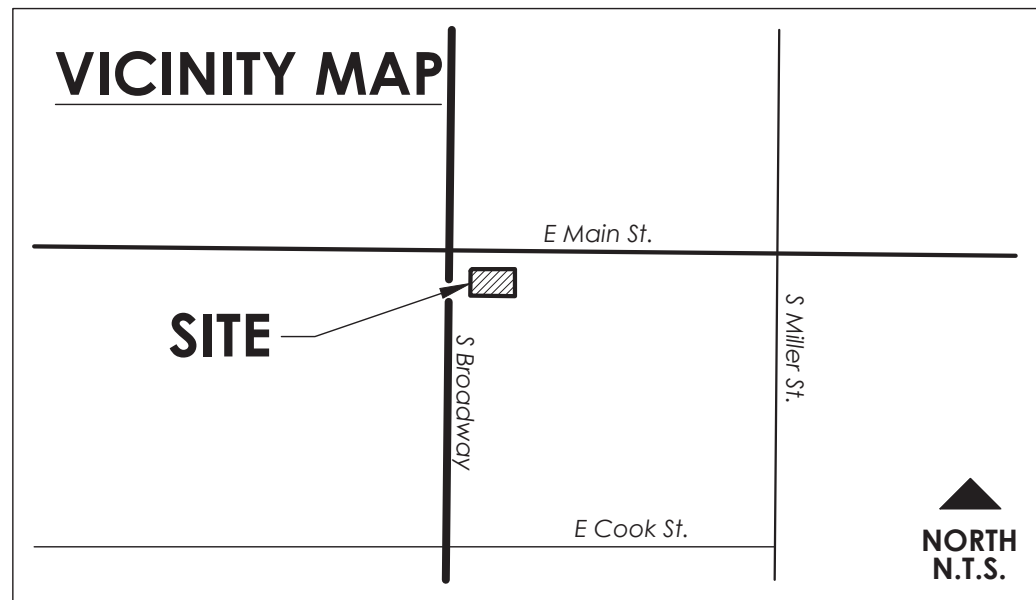


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**DOWNTOWN
SANTA MARIA LOT 3**

201 TOWN CENTER EAST // SANTA MARIA, CALIFORNIA 93458

REVISION DATE	
SHEET TITLE	PLANTING PLAN - ROOF TOP
OWNER	Vernon Construction Inc. P.O. Box 4040 Santa Barbara, California 93140
DATE	2023.05.19
PROJECT NO.	22263
SHEET NO.	L-3.1



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**CITY OF SANTA MARIA
CERTIFICATE OF LANDSCAPE
COMPLETION**

PLANNING DIVISION • 310 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

Project Name: _____

Project Address: _____

Building Permit Number: _____

Project/Tract Number: _____

Applicant: _____

Applicant's Address: _____

Phone No: _____ Mobile Phone No: _____

Email: _____

Property Owner: _____

Property Owner's Address: _____

Phone No: _____ Email: _____

Property Owner Authorization:
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Signature _____ Name (printed) _____ Date _____

Please provide the dates the following actions occurred:

Date the Landscape Documentation Package was submitted to the Community Development Department: _____

Date the Landscape Documentation Package was approved by the Community Development Department: _____

Date that a copy of the Water Efficient Landscape Worksheet was submitted to the Community Development Department: _____

**CERTIFICATION OF INSTALLATION ACCORDING TO THE
LANDSCAPE DOCUMENTATION PACKAGE**

Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor:

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature _____ Name (printed) _____ Date _____

Title: Landscape Architect

License No. or Certification No. RLA 2929

Company: PleinAire Design Group

Company Address: 3203 Lighting St. Suite 201, Santa Maria, CA 93455

Phone No: (805) 349-9695 Mobile Phone No: (805) 320-4420

Email: kjsmall@pleinaireda.com

THE FOLLOWING DOCUMENTS MUST BE ATTACHED TO THIS FORM:

IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.
(Not Required for Prescriptive Compliance Landscape Projects)

SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6. Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.
(Not Required for Prescriptive Compliance Landscape Projects)



**CITY OF SANTA MARIA
WATER EFFICIENT LANDSCAPE WORKSHEET**

PLANNING DIVISION • 310 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 244

City of Santa Maria Reference Evapotranspiration (ET₀): 47.4

Project: Lot 3 Downtown, Santa Maria CA 93458

Hydrozone # /Planting Description a	Plant Factor (PF)	Irrigation Method b	Irrigation Efficiency (IE)c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Water Use (ETWU) e	Total
Regular Landscape Areas								
Very Low	0.1	drip	0.81	0.12	-	-	-	-
Low	0.2	drip	0.81	0.25	-	-	-	-
Low	0.3	drip	0.81	0.37	4,012.17	1,485.99	43,670.25	-
Medium	0.5	drip	0.81	0.62	395.84	244.35	7,180.84	-
Non-irrigated	0	-	0.81	0.00	-	-	-	-
				Totals	4,408.01	1,730.34	50,851.09	
Special Landscape Areas								
				Totals				
							ETWU Total	50,851.09
Maximum Allowed Water Allowance (MAWA):								58,294.18

a Hydrozone #/Planting Description E.g. 1.) front lawn 2.) medium water use planting	b Irrigation Method overhead spray or drip	c Irrigation Efficiency 0.75 for spray head 0.81 for drip

d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.	e MAWA (Annual Gallons Allowed) = (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		Regular	
Total ETAF x Area (B+D)	1,730.34	Total ETAF x Area (B)	1,730.34
Total Area (A+C)	4,408.01	Total Area (A)	4,408.01
Sitewide ETAF (B+D) ÷ (A+C)	0.39	Average ETAF (B ÷ A)	0.39

GENERAL PLANTING NOTES

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
- CROSS RIP ALL TURF AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 6".
 - PER 1000 SQUARE FEET:
 - 4 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
 - 14 POUNDS 12-12-12 FERTILIZER
 - 15 POUNDS SOIL SULFUR
- EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL CONSIST OF THE FOLLOWING:
 - PER CUBIC YARD OF SOIL:
 - 1/3 CUBIC YARD NITROGEN STABILIZED FIR BARK
 - 1 POUND 12-12-12 FERTILIZER
 - 1 1/2 POUNDS IRON SULFATE (20% IRON)
 - 2/3 CUBIC YARD TOPSOIL
- PLANT TABS SHALL BE AGRIFORM OR APPROVED EQUAL USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
- SOIL AMENDMENT AND BACKFILL MIX ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR IN HIS BID FOR A SOIL AGRONOMY REPORT BY AN APPROVED SOIL AGRONOMIST UPON COMPLETION OF THE ROUGH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER SOIL AGRONOMISTS REPORT AND RECOMMENDATIONS.
- FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
- UPON COMPLETION, REMOVE ALL EXTRANEUS MATERIAL AND DEBRIS, BROOM AND WASH CLEAN AREA.
- ACTUAL SYMBOLS SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
- ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
- ALL FLOW LINES ESTABLISHED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.

SOIL AGRONOMY TEST REQUIRED. SAMPLE TO BE TAKEN AFTER SITE GRADING IS COMPLETE. REFER TO SPECIAL INSPECTIONS ON COVERSHEET

PLANT LEGEND

TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	T1 CITRUS SPP. CITRUS SPP.	PLANT PER DETAIL A/L-2.2 FOUR WINDS GROWERS: 833.824.8787	15 GAL.	MED	2
	T2 JACARANDA MIMOSIFOLIA 'SAKAID1' DWARF BLUE JACARANDA	PLANT PER DETAIL A/L-2.2	15 GAL.	MED	6
	T3 ROBINIA 'PURPLE ROBE' PURPLE ROBE LOCUST (MITIGATION TREE)	PLANT PER DETAIL A/L-2.2	36" BOX	MED	6
	T4 GLEDITSIA TRIACANTHOS VAR. INERMIS THORNLESS HONEY LOCUST (MITIGATION TREE)	PLANT PER DETAIL A/L-2.2	36" BOX	MED	4
	T5 EXISTING TREE TO REMAIN	REFER TO L-3.4			1
	T6 EXISTING TREE TO BE REMOVED	REFER TO L-3.4			10

STREET TREES

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	ST1 ZELKOVA SERRATA SAWLEAF ZELKOVA (MITIGATION TREE)	PLANT PER DETAIL B/L-2.2	36" BOX	LOW	4

SHRUBS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
S1	S1 CAREX DIVULSA BERKELEY SEDGE	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	147
S2	S2 DIETES GRANDIFLORA FORTNIGHT LILY	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	20
S3	S3 LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE ENGLISH LAVENDER	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	12
S4	S4 NANDINA DOMESTICA HEAVENLY BAMBOO	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	8
S5	S5 ROSA 'KORBIN' ICEBERG ROSE	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	5
S6	S6 TEUCRIUM CHAMAEDRY'S WALL GERMANDER	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	8
S7	S7 WESTRINGIA FRUITICOSA GREY BOX DWARF COAST ROSEMARY	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	52
S8	S8 LIRIOPE MUSCARI BLUE LILY TURF	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	10
S9	S9 MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	PLANT PER DETAIL C/L-2.2	1 GAL.	LOW	24

GROUNDCOVERS

SYMBOL	NAME	COMMENTS	SIZE	WUCOLS	QTY.
	G1 PHYLIA NODIFLORA KURAPIA	PLANT PER DETAIL C,D/L-2.2	SOD	LOW	287 SQ.FT.

TREE MITIGATION NOTES

- PER THE CITY OF SANTA MARIA REQUIREMENTS, PER MUNICIPAL CODE SECTION 12-44.03, A TOTAL OF TWENTY (20) 24 INCH BOX REPLACEMENT TREES ARE NEEDED ON SITE DUE TO THE REMOVAL OF TEN (10) EXISTING TREES.
- PER THE PLANTING PLANS, WE ARE PROPOSING FOURTEEN (14) REPLACEMENT TREES ON SITE AT GROUND LEVEL.
 - IN LIEU OF PAYMENT FOR THE MISSING SIX (6) REPLACEMENT TREES NEED TO FULFILL THE TWENTY (20) TREE REQUIREMENT. WE PROPOSED THAT THE FOURTEEN (14) REPLACEMENT TREES BE 36 INCH BOX TREES INSTEAD OF THE REQUIRED 24 INCH.

PLANTING LEGEND NOTES

- ALL TREES ARE TO BE STAKED PER DETAIL B,C/L-3.3.
- ALL STREET TREES ARE TO BE PLANTED PER DETAIL A/L-3.3.
- ANY TREE PLANTED CLOSER THAN 4' TO ANY HARDSCAPE SHALL HAVE A LINEAR ROOT BARRIER INSTALLED PER DETAIL C/L-3.3.
- ALL SHRUBS AND GROUNDCOVERS ARE TO BE PLANTED PER D,E/L-3.3.
- CONTRACTOR IS TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUN/SHADE AND TURF/GROUNDCOVER SYSTEMS. REFER TO IRRIGATION PLANS FOR SPECIFICS OF INSTALLATIONS.
- CONTRACTOR SHALL NOT DETOUR FROM ANY OF THE PLANT MATERIAL ON THE LIST UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAILS FOR MATERIAL.
- ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM SIZED FIR MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
- ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE JUTE NETTING OR EQUIVALENT SLOPE STABILIZATION MATERIAL APPLIED ON TOP OF ANY APPLIED MULCH.
- ALL PLANT MATERIAL, COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
- ALL CITY STREET TREES TO BE 24" BOX, HAVE A CALIPER AT SOIL LEVEL OF 1.5 INCHES, AND BE ABOUT 8 FEET TALL ONCE PLANTED.

**PLEINAIRE
DESIGN GROUP**

3203 Lighting St., Ste. 201 // Santa Maria, CA 93455
805.349.9695 // www.pleinairedg.com



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**DOWNTOWN
SANTA MARIA LOT 3**

201 TOWN CENTER EAST // SANTA MARIA, CALIFORNIA 93458

REVISION DATE

SHEET TITLE

**PLANTING
NOTES**

OWNER Vernon Construction Inc.
P.O. Box 4040
Santa Barbara, California 93140

DATE 2023.05.19
PROJECT NO. 22263
SHEET NO.

L-3.2

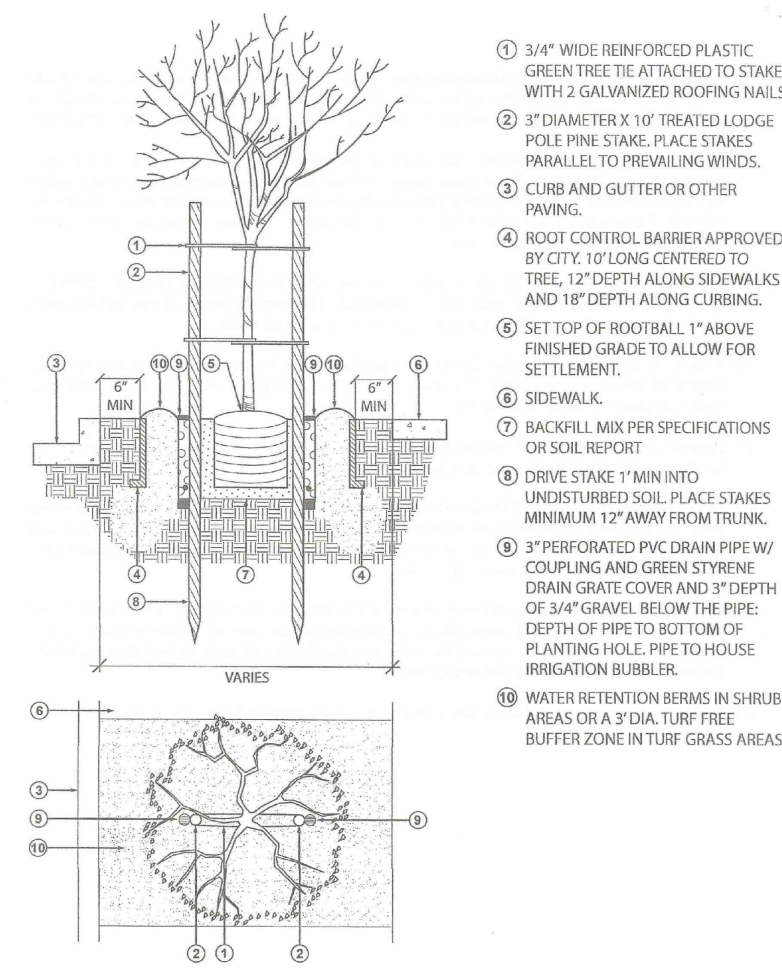


**PLANTING NOTES
THE ALVIN NEWTON APARTMENTS**

4 AUGUST 2023

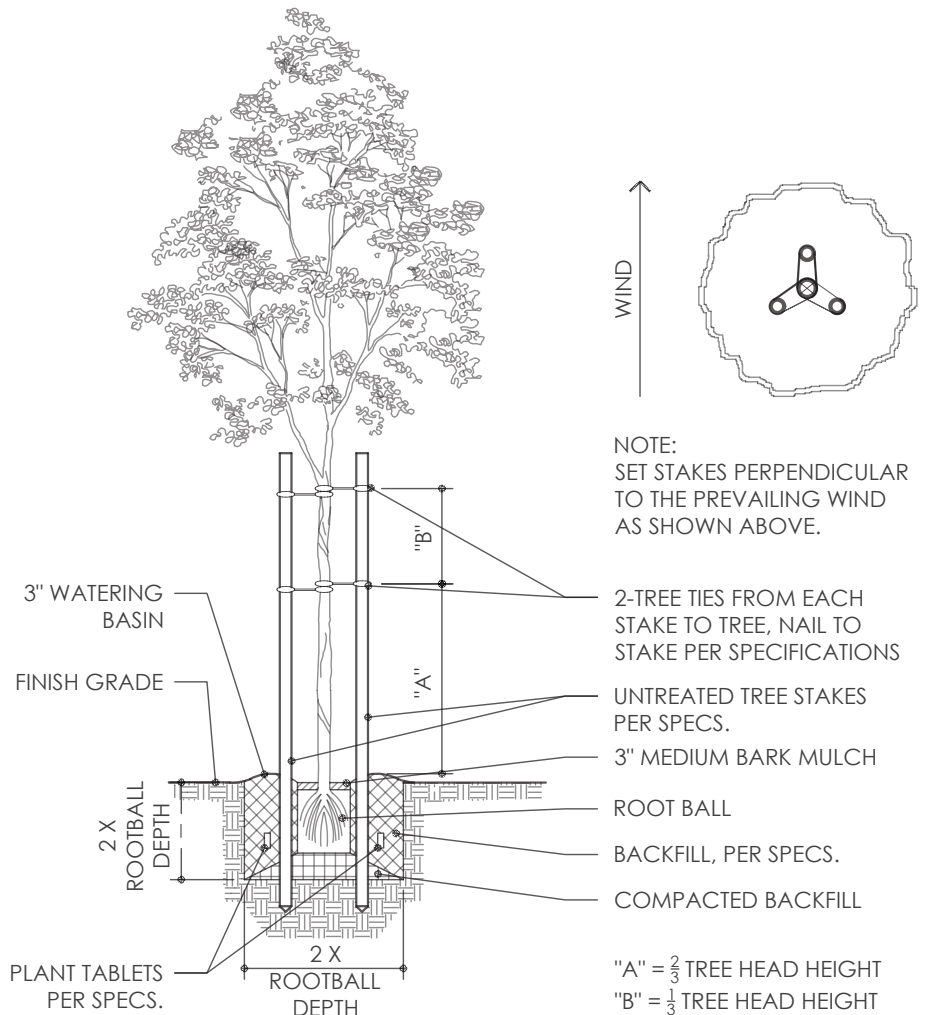
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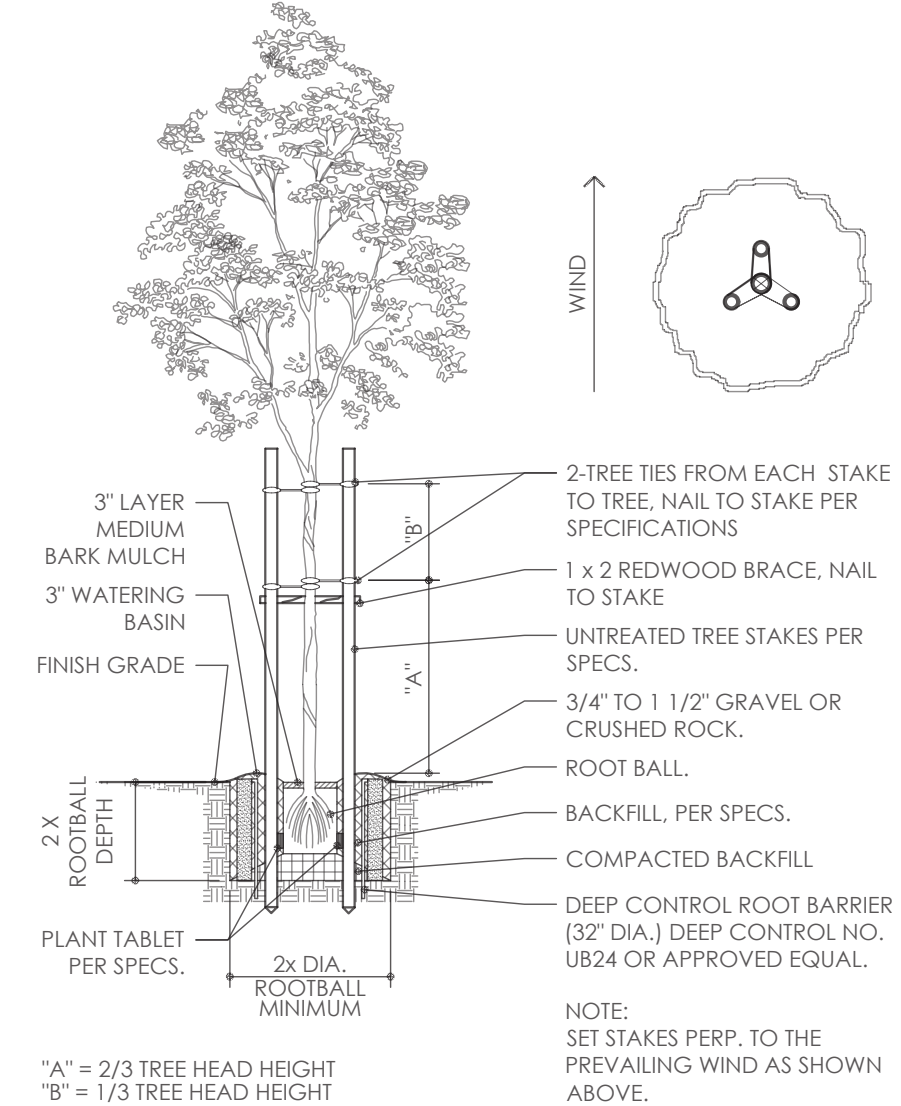


- 3/4" WIDE REINFORCED PLASTIC GREEN TREE TIE ATTACHED TO STAKE WITH 2 GALVANIZED RODS/NAILS
- 3" DIAMETER X 10' TREATED LODGE POLE PINE STAKE, PLACE STAKES PARALLEL TO PREVAILING WINDS.
- CURB AND GUTTER OR OTHER FINISHING.
- ROOT CONTROL BARRIER APPROVED BY CITY, 12" DEPTH CENTERED TO TREE, 12" DEPTH ALONG SIDEWALKS AND 18" DEPTH ALONG CURBS.
- SET TOP OF ROOTBALL 1" ABOVE FINISHED GRADE TO ALLOW FOR SETTLEMENT.
- SIDEWALK.
- BACKFILL MIX PER SPECIFICATIONS OR SOIL REPORT.
- DRIVE STAKE 1" INTO UNDISTURBED SOIL, PLACE STAKES MINIMUM 12" AWAY FROM TRUNK.
- 3" PERFORATED PVC DRAIN PIPE W/ COILING AND GREEN STRIKE DRAIN GRATE COVER AND 3" DEPTH OF 3/4" GRAVEL BELOW THE PIPE. DEPTH OF PIPE TO BOTTOM OF PLANTING HOLE. PIPE TO HOUSE IRRIGATION BUBBLER.
- WATER RETENTION BERM IN SHRUB AREAS OR 3" DIA. TURF TREE BUFFER ZONE IN TURF GRASS AREAS.

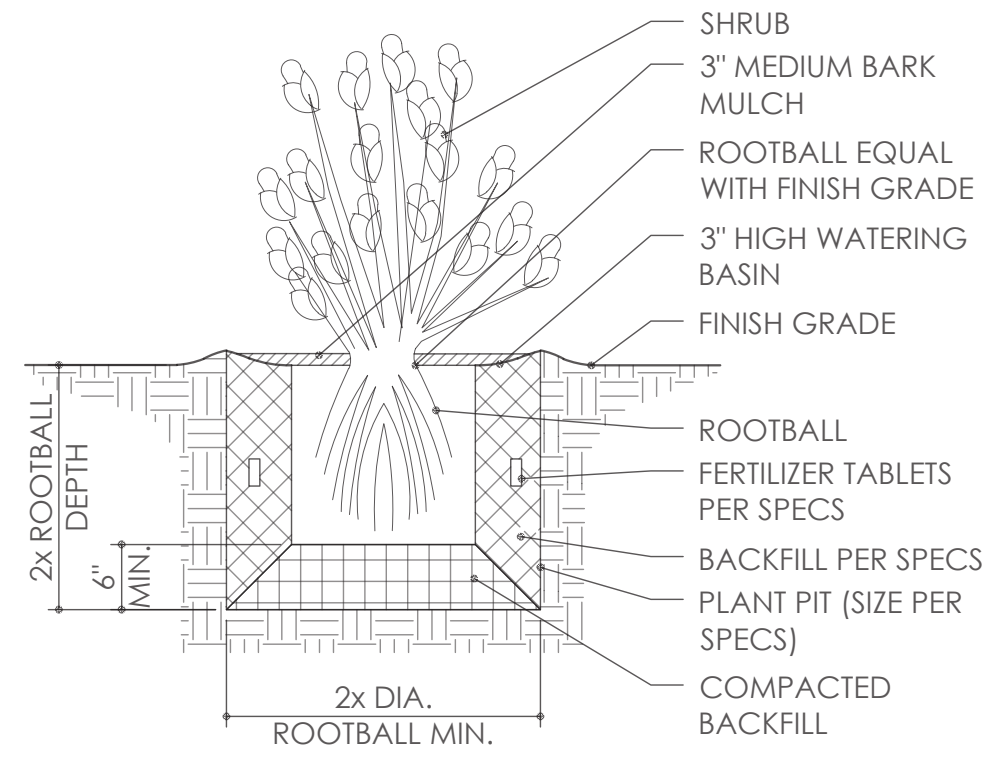
STREET TREE PLANTING DETAIL
PLANTER AREAS



- NOTE:
SET STAKES PERPENDICULAR TO THE PREVAILING WIND AS SHOWN ABOVE.
- 2-TREE TIES FROM EACH STAKE TO TREE, NAIL TO STAKE PER SPECIFICATIONS
- UNTREATED TREE STAKES PER SPECS.
- 3" MEDIUM BARK MULCH
- ROOT BALL
- BACKFILL PER SPECS.
- COMPACTED BACKFILL
- "A" = 2/3 TREE HEAD HEIGHT
"B" = 1/3 TREE HEAD HEIGHT

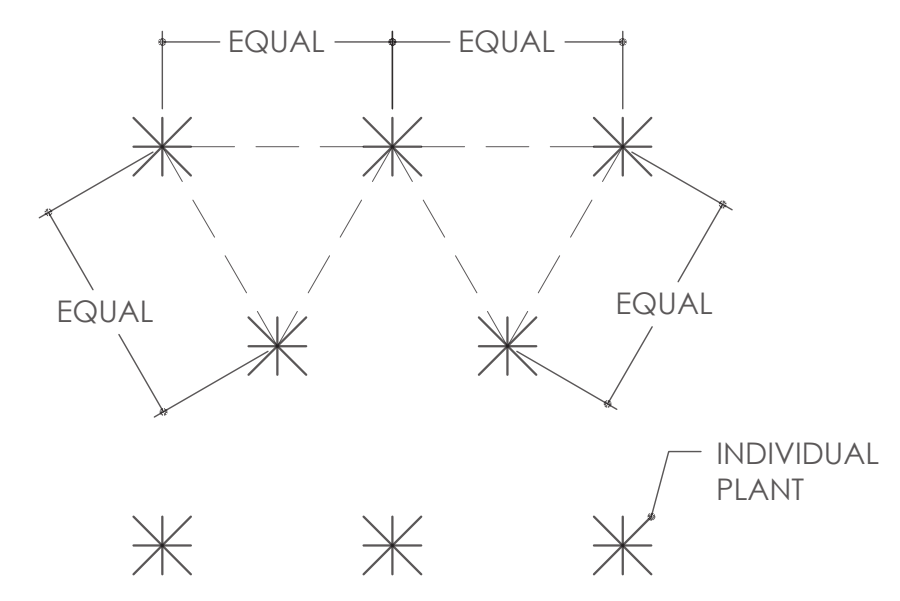


- 3" LAYER MEDIUM BARK MULCH
- 3" WATERING BASIN
- FINISH GRADE
- 2-TREE TIES FROM EACH STAKE TO TREE, NAIL TO STAKE PER SPECIFICATIONS
- 1 x 2 REDWOOD BRACE, NAIL TO STAKE
- UNTREATED TREE STAKES PER SPECS.
- 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK.
- ROOT BALL
- BACKFILL PER SPECS.
- COMPACTED BACKFILL
- DEEP CONTROL ROOT BARRIER (32" DIA.) DEEP CONTROL NO. UB24 OR APPROVED EQUAL.
- PLANT TABLET PER SPECS.
- 2x DIA. ROOTBALL MINIMUM
- NOTE:
SET STAKES PERP. TO THE PREVAILING WIND AS SHOWN ABOVE.
- "A" = 2/3 TREE HEAD HEIGHT
"B" = 1/3 TREE HEAD HEIGHT



- SHRUB
- 3" MEDIUM BARK MULCH
- ROOTBALL EQUAL WITH FINISH GRADE
- 3" HIGH WATERING BASIN
- FINISH GRADE
- ROOTBALL
- FERTILIZER TABLETS PER SPECS
- BACKFILL PER SPECS
- PLANT PIT (SIZE PER SPECS)
- COMPACTED BACKFILL

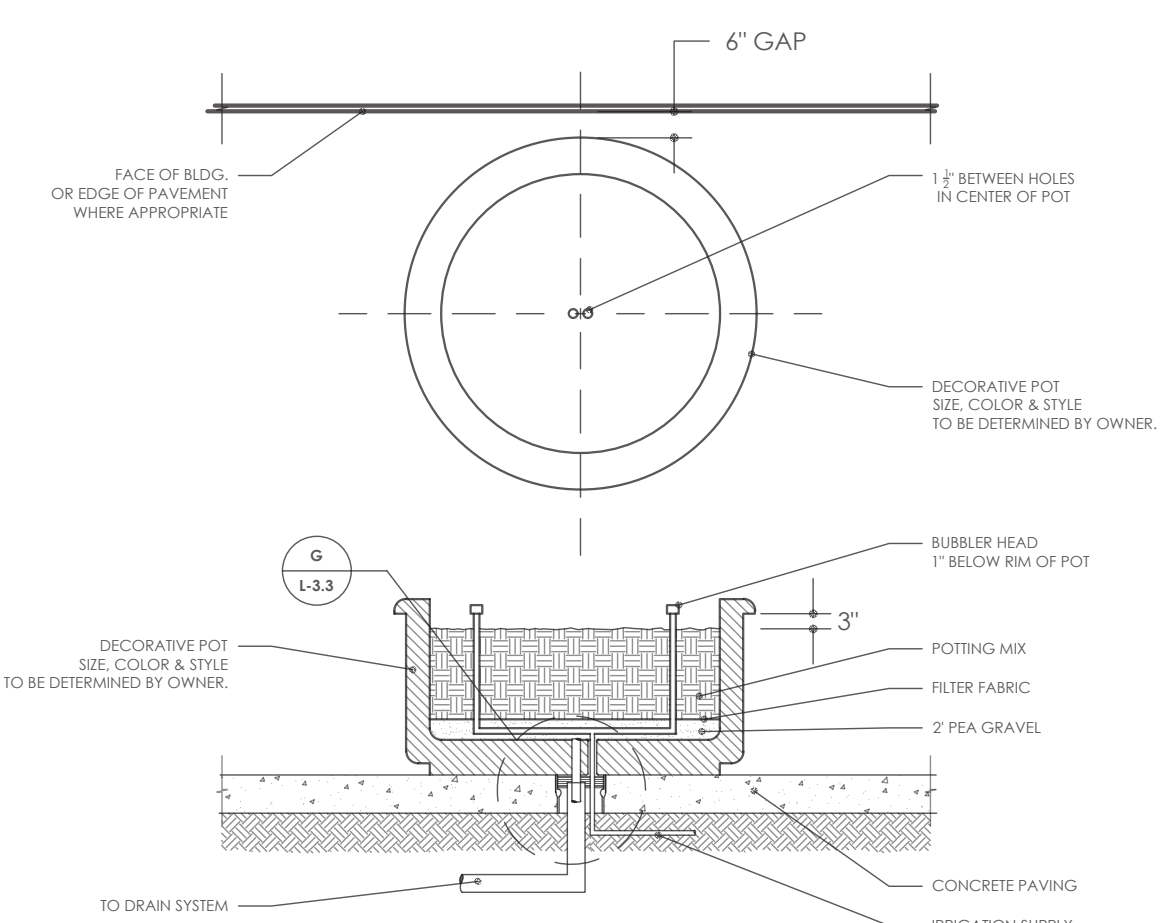
A STREET TREE PLANTING



NOTE: ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC SPACING. GROUNDCOVER SHALL NOT BE PLANTED WITHIN 4 INCHES OF SHRUBS AND TREES.

E GROUNDCOVER SPACING

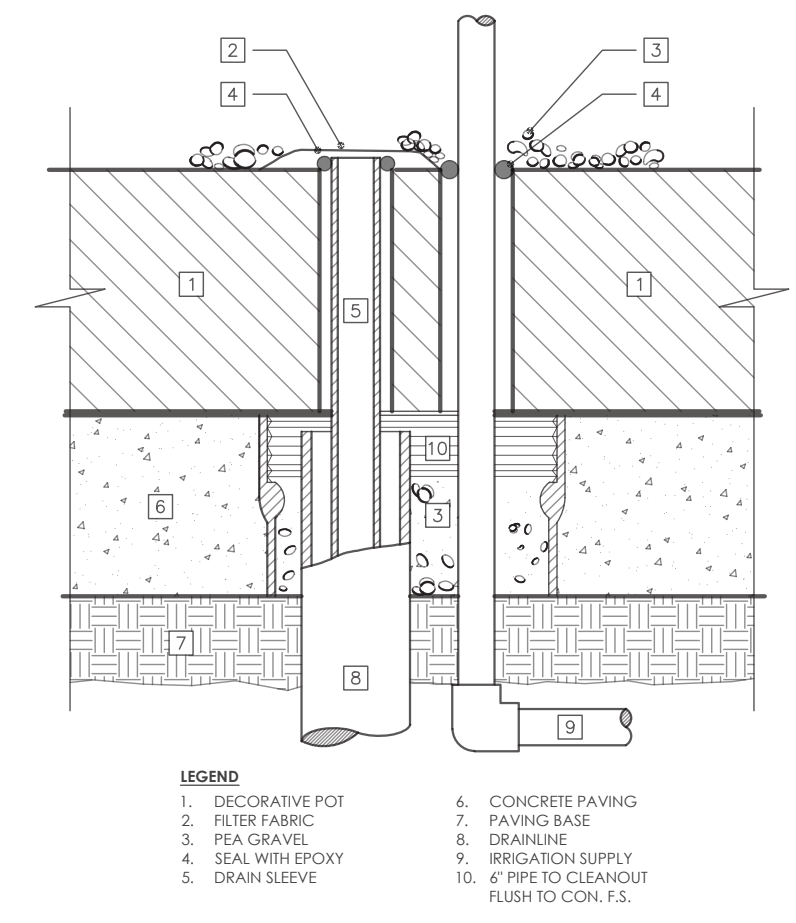
B TREE PLANTING



- 6" GAP
- FACE OF BLOC OR EDGE OF PAVEMENT WHERE APPROPRIATE
- 1" BETWEEN HOLES IN CENTER OF POT
- DECORATIVE POT SIZE, COLOR & STYLE TO BE DETERMINED BY OWNER.
- BUBBER HEAD 1" BELOW RIM OF POT
- POTTING MIX
- FILTER FABRIC
- 2" PEA GRAVEL
- CONCRETE PAVING
- IRRIGATION SUPPLY
- TO DRAIN SYSTEM

F DECORATIVE POT INSTALLATION

C TREE PLANTING WITH ROOT BARRIER



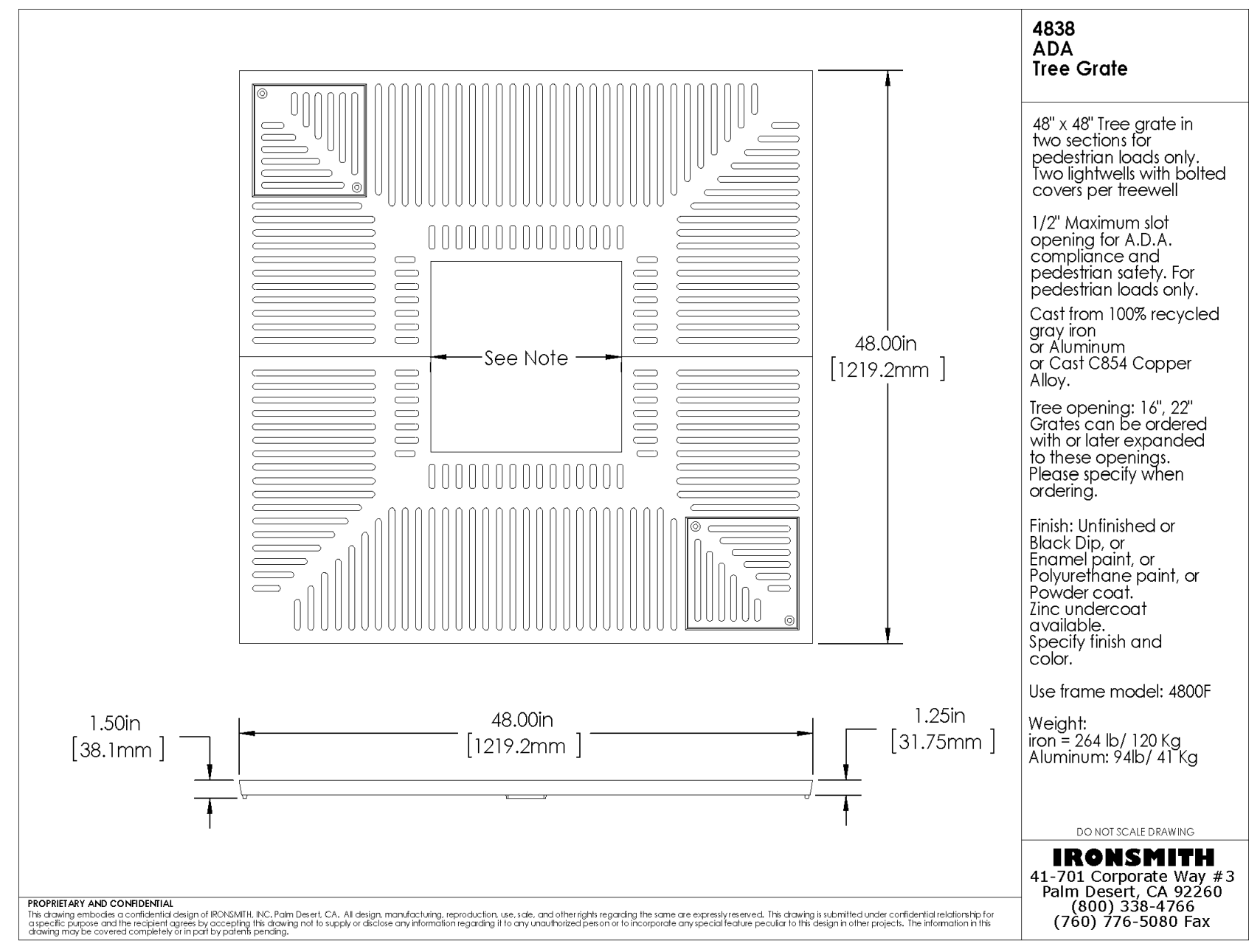
- LEGEND
- DECORATIVE POT
 - FILTER FABRIC
 - PEA GRAVEL
 - SEAL WITH GROUT
 - DRAIN SLEEVE
 - CONCRETE PAVING
 - PAVING BASE
 - DRAINLINE
 - IRRIGATION SUPPLY
 - PIPE TO CLEANOUT FLUSH TO CON. F.S.

G DECORATIVE POT IRRIGATION

D SHRUB PLANTING

H NOT USED

I TREE GRATE



4838 ADA Tree Grate

48" x 48" Tree grate in two sections for pedestrian loads only. Two lightwells with bolted covers per tree well.

1/2" Maximum slot opening for A.D.A. compliance and pedestrian safety. For pedestrian loads only. Cast from 100% recycled gray iron or Aluminum or Cast C854 Copper Alloy.

Tree opening: 16", 22" Grates can be ordered with or later expanded to these openings. Please specify when ordering.

Finish: Unfinished or Black Dip, or Enamel paint, or Polyurethane paint, or Powder coat. Zinc undercoat available. Specify finish and color.

Use frame model: 4800F

Weight: Iron = 264 lb/ 120 Kg Aluminum: 94lb/ 41 Kg

DO NOT SCALE DRAWING

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(805) 338-4764
(760) 776-5080 Fax

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**DOWNTOWN
SANTA MARIA LOT 3**

201 TOWN CENTER EAST // SANTA MARIA, CALIFORNIA 93458

REVISION DATE

SHEET TITLE
**PLANTING
DETAILS**

OWNER *Vernon Construction Inc.*
P.O. Box 4040
Santa Barbara, California 93140

DATE 2023.05.19

PROJECT NO. 22263

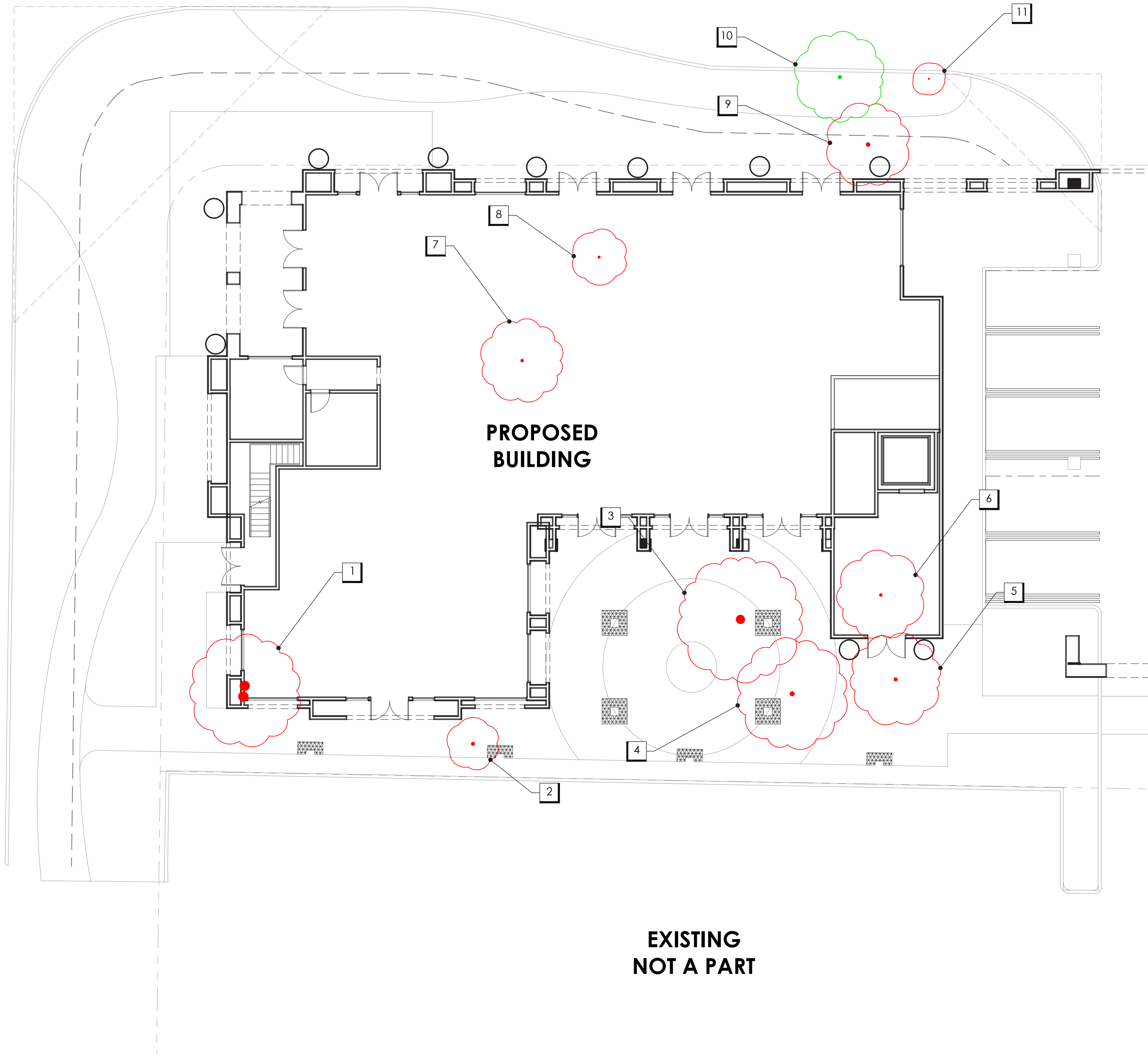
SHEET NO.

L-3.3

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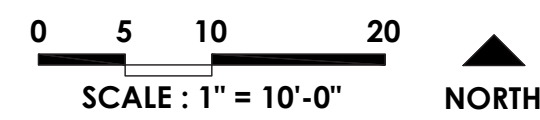
SOUTH BROADWAY

EAST MAIN STREET



TREE INVENTORY PLAN

EXISTING NOT A PART



TREE SURVEY

Client: Vernon Group
P.O. Box 4040
Santa Barbara, CA 93140

Date: 25-Jan-23

- [1] Remain
- [2] Remove
- [3] Prune
- [4] Dead
- [5] Replace

Tree #	Species	Common Name	DBH	Disposition	Notes
1	Liquidambar styraciflua	Sweetgum	36	2	To be removed due to construction
2	Liquidambar styraciflua	Sweetgum	6	2	To be removed due to construction
3	Liquidambar styraciflua	Sweetgum	16	2	To be removed due to construction
4	Liquidambar styraciflua	Sweetgum	8	2	To be removed due to construction
5	Liquidambar styraciflua	Sweetgum	6	2	To be removed due to construction
6	Liquidambar styraciflua	Sweetgum	5	2	To be removed due to construction
7	Arbutus 'Marina'	Strawberry tree	5	2	To be removed due to construction
8	Arbutus 'Marina'	Strawberry tree	4	2	To be removed due to construction
9	Magnolia grandiflora	Southern Magnolia	7	2	To be removed due to construction
10	Magnolia grandiflora	Southern Magnolia	6	1	To be removed due to construction
11	Platanus racemosa	California sycamore	2	2	To be removed due to construction

Tree Inventory

City of Santa Maria Requirements:

Project: Downtown Santa Maria - Lot 3, Santa Maria 93454
Date: 17-May-23

No.	Genus, species	Common Name	Street Tree	Trunk Qty.	Avg. (ft.) Canopy	Trunk Dia. (in.)	Remove	24" Box Req.	Notes
1	Liquidambar styraciflua	American Sweetgum				36	X	6	
2	Liquidambar styraciflua	American Sweetgum				6	X	2	
3	Liquidambar styraciflua	American Sweetgum				16	X	6	
4	Liquidambar styraciflua	American Sweetgum				8	X	2	
5	Liquidambar styraciflua	American Sweetgum				6	X	2	
6	Liquidambar styraciflua	American Sweetgum				5	X	0	
7	Arbutus 'Marina'	Starwberry Tree				5	X	0	
8	Arbutus 'Marina'	Starwberry Tree				4	X	0	
9	Magnolia grandiflora	Southern Magnolia				7	X	2	
10	Magnolia grandiflora	Southern Magnolia				6	X	0	
11	Platanus racemosa	California Sycamore				2	X	0	
Total of 24" Box Replacement Trees:								20	
Replacement trees provided on site:								14	
Amount to be paid to City:								\$ 1,500.00	

City of Santa Maria Tree Replacement Requirements Per Municipal Code Section 12-44.03:

Size of Tree Removed	Replace With
6" to 8" trunk diameter (at 4' 6" height)	2 - 24" box size trees (3" to 5" trunk diameter)
9" to 12" trunk diameter (at 4' 6" height)	4 - 24" box size trees (3" to 5" trunk diameter)
12" + trunk diameter (at 4' 6" height)	6 - 24" box size trees (3" to 5" trunk diameter)
6" + trunk diameter street tree (at 4' 6" height)	2 - 24" box size trees (3" to 5" trunk diameter)

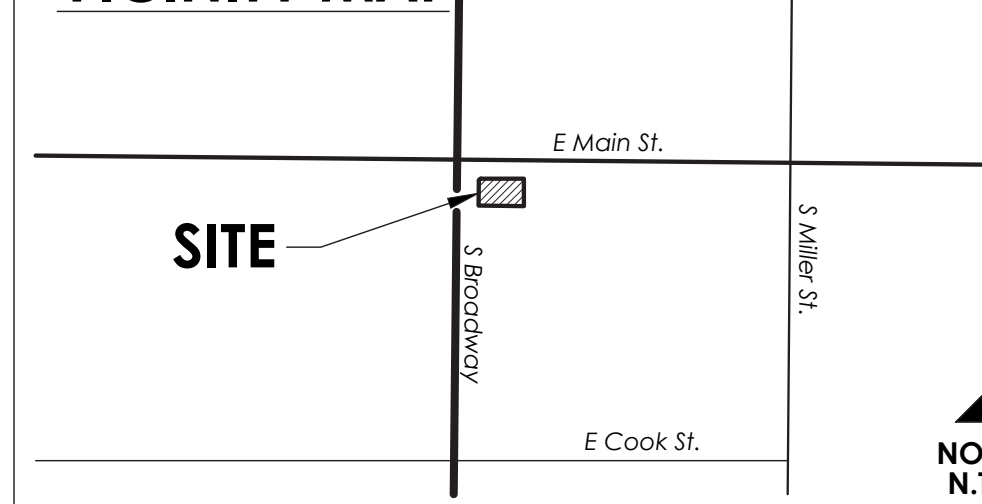
TREE MITIGATION NOTES

- PER THE CITY OF SANTA MARIA REQUIREMENTS, PER MUNICIPAL CODE SECTION 12-44.03, A TOTAL OF TWENTY (20) 24 INCH BOX REPLACEMENT TREES ARE NEEDED ON SITE DUE TO THE REMOVAL OF TEN (10) EXISTING TREES.
- PER THE PLANTING PLANS, WE ARE PROPOSING FOURTEEN (14) REPLACEMENT TREES ON SITE AT GROUND LEVEL.
 - IN LIEU OF PAYMENT FOR THE MISSING SIX (6) REPLACEMENT TREES NEED TO FULFILL THE TWENTY (20) TREE REQUIREMENT. WE PROPOSED THAT THE FOURTEEN (14) REPLACEMENT TREES BE 36 INCH BOX TREES INSTEAD OF THE REQUIRED 24 INCH.

TREE INVENTORY LEGEND

SYMBOL	NAME
	EXISTING TREE CANOPY
	EXISTING TREE TRUNK TO REMAIN
	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING TREE TRUNK TO BE REMOVED

VICINITY MAP



PLEINAIRE DESIGN GROUP

3203 Lightning St., Ste. 201 // Santa Maria, CA 93455
805.749.9095 // www.pleinairellg.com



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DOWNTOWN SANTA MARIA LOT 3
201 TOWN CENTER EAST // SANTA MARIA, CALIFORNIA 93458

REVISION	DATE

SHEET TITLE
TREE INVENTORY PLAN

OWNER: Vernon Construction Inc.
P.O. Box 4040
Santa Barbara, California 93140

DATE: 2023.05.19
PROJECT NO.: 22263
SHEET NO.:

L-3.4